

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 21 MARCH 2023**

**COUNCILLORS**

**PRESENT** Sinan Boztas (Chair), Elif Erbil (Vice Chair), Nawshad Ali, Gunes Akbulut, Kate Anolue, Lee Chamberlain, Ahmet Hasan (Associate Cabinet Member (Enfield North)), Mohammad Islam, Michael Rye OBE, Jim Steven, Doug Taylor and Alessandro Georgiou (Leader of the Opposition and the Conservative Group)

**ABSENT** Peter Fallart

**OFFICERS:** Brett Leahy (Director of Planning and Growth), Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Julie Thornton (Legal Services) and Jane Creer (Secretary)

**Also Attending:** Applicant and agent representatives, and officers observing.

**1  
WELCOME AND APOLOGIES**

The Chair welcomed everyone to the meeting.

Apologies were received from Councillor Peter Fallart, who was substituted by Councillor Alessandro Georgiou.

**2  
DECLARATIONS OF INTEREST**

There were no declarations of interest received.

**3  
REPORT OF THE HEAD OF PLANNING**

Received the report of the Head of Planning, which was NOTED.

**4  
22/03699/VAR - THE ROYAL CHACE HOTEL, 162 THE RIDGEWAY,  
ENFIELD, EN2 8AR**

Sharon Davidson, Planning Decisions Manager, introduced the report and clarified background information in relation to this application and the next application on the agenda. The detailed proposals of this application were described. Confirmation was given that there would be no additional impact, that there had been no material change in planning policy that would impact

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consideration of this application, and all other matters remained unchanged. A deed of variation was required to link the provisions of the Section 106 legal agreement for the planning permission 21/01816/FUL to this application. Also, the same conditions would need to be imposed with the exception of Condition 1.

It was advised in respect of recent issues around mud on The Ridgeway road from construction vehicles, that Enfield Council enforcement officers had visited and that the issue was now resolved to their satisfaction and there had been no further complaints.

Members' debate included questions responded to by officers in respect of no reason given by the applicant for the proposed amendment.

Officers noted Members' comments in respect of the Planning Committee's concerns expressed in January 2022 during consideration of the original planning permission regarding a crossing point on The Ridgeway.

The proposal having been put to the vote, Members voted:

**12 FOR**  
**0 AGAINST**

and so, it was **AGREED**:

1. That subject to the completion of a Deed of Variation to link the development to the Section 106 Agreement previously secured for 21/01816/FUL, the Head of Development Management be authorised to GRANT full planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the Deed of Variation and conditions to cover those matters recommended in the report.

**5**  
**22/03700/VAR - THE ROYAL CHACE HOTEL, 162 THE RIDGEWAY, ENFIELD, EN2 8AR**

Sharon Davidson, Planning Decisions Manager, introduced the report and clarified the detailed proposals of this application. Confirmation was given that the remainder of the development would be unchanged, environmental impacts would remain unchanged, and that there had been no material change in planning policy that would impact consideration of this application. A deed of variation was required to link the provisions of the Section 106 legal agreement for the planning permission 21/01816/FUL to this application. Also, the same conditions would need to be imposed with the exception of Condition 1.

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Members' debate included questions responded to by officers in respect of the housing mix, compliance with policy, and confirmation that there were no design changes proposed to the blocks.

The proposal having been put to the vote, Members voted:

**12 FOR**  
**0 AGAINST**

and so, it was **AGREED**:

1. That subject to the completion of a Deed of Variation to link the development to the Section 106 Agreement previously secured for 21/01816/FUL and to reflect the resulting changes to the shared ownership provisions within the current Section 106, the Head of Development Management be authorised to GRANT full planning permission subject to conditions.

2. That the Head of Development Management be granted delegated authority to agree the final wording of the Deed of Variation and conditions to cover those matters recommended in the report.

### **6** **DATE OF FUTURE MEETINGS**

Noted the date of the next meeting:

Tuesday 18 April 2023 at 7:00pm in the Conference Room at the Civic Centre.