

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 23 MAY 2023**

COUNCILLORS

PRESENT Sinan Boztas (Chair), Kate Anolue, Mahym Bedekova, Lee Chamberlain, Peter Fallart, Thomas Fawns, Ahmet Hasan, Michael Rye OBE, Jim Steven, Doug Taylor and Eylem Yuruk.

ABSENT Bektas Ozer (Vice-Chair).

OFFICERS: Brett Leahy (Director of Planning and Growth), Andy Higham (Head of Development Management), Mike Hoyland (Senior Transport Planner), Nicholas Page (Conservation & Heritage Adviser), Ms L Lewis (Senior Planning Officer), Ms A Busia (Planning Officer), John Hood (Legal Representative), and Harry Blake-Herbert (Governance Officer).

Also Attending: Applicant and agent representatives, members of the public, deputies, and officers observing.

1 WELCOME AND APOLOGIES

The Chair welcomed everyone to the meeting.

Apologies for absence were received from Cllr Bektas Ozer (Vice-Chair).

2 DECLARATIONS OF INTEREST

A declaration of interest was received from Cllr Mahym Bedekova, who disclosed a non-pecuniary interest regarding Application Reference 23/00152/HOU, having used the agent involved. Having sought advice from the legal representative, she would withdraw from the meeting during discussions and voting on the application.

3 MINUTES OF PREVIOUS MEETING

AGREED the minutes of the meeting held on Tuesday 18 April 2023 as a correct record.

4 REPORT OF THE HEAD OF PLANNING

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

The Head of Development Management gave a verbal update regarding a previous Cockfosters Station application, that the lifting of the holding direction from the Department for Levelling Up, Housing and Communities, meant that following the resolution of Planning Committee in January 2022, they were

now free to issue and grant planning permission subject to the completion and signing of the Section 106 Agreement.

5 22/03892/FUL - 9 PRIVATE ROAD, ENFIELD, EN1 2EL

Ms L Lewis, Senior Planning Officer, introduced the report, highlighting the key aspects of the application.

The officer emphasised, following concerns, that there were not proposals to change the front elevation, except possibly for the garage doors.

A deputation was received from Leila Mann, a Planning Consultant, who spoke on behalf of a local resident, against the officers' recommendation. She asked that the committee follow the analysis of an inspector on a recently dismissed appeal at Hoppers Rd, Winchmore Hill, and refuse the application.

Another deputation was received from Cllr Andy Milne, Grange Park Ward Councillor, who spoke against the officers' recommendation.

The agent, Mr Gavin Henneberry, spoke in response.

Officers responded to comments and questions, including in respect of parking standards. Officers explained that many of the issues raised would be resolved/ secured through conditions. Officers expressed that the application would not result in substantial conservation harm, and cycle storage and EV parking could be accommodated.

In response to Member's queries regarding the rear extension, officers advised that the rear of the house was already staggered at two different levels, and the extension was filling in part of what was already set back; they also confirmed that a condition to incorporate Sustainable Drainage System (SuDS) was in place.

In response to Member's queries regarding refuse, officers advised that the bin store would accommodate 8 bins, with garden waste bins being kept at the rear of the property; and a ramp provided access for collection, as well as wheelchair access. The officer confirmed that there was sufficient amenity space to comply with policy, and the front elevation would not be changing, with the potential exception of the garage doors.

In response to Member's queries regarding ventilation, officers advised that a condition had been attached, and it was possible to achieve suitable ventilation without affecting the front external appearance of the building; it was also confirmed that the premises was not in a CPZ area.

Members had ongoing concerns with regards to overdevelopment, resident living conditions, ventilation, refuse, accessibility, potential damage to the conservation area, a lack of detail in the report, and parking.

PLANNING COMMITTEE - 23.5.2023

The Head of Development Management provided advise on potential reasons for refusal.

Cllr Rye proposed a countermotion, that planning permission be refused, on the grounds of: turning a family unit into four units, which is unsustainable; harm to the conservation area in the form of hard standing; and providing units that are compromised in terms of standards, relating to: height, ventilation, and two units having amenity space/ gardens that are not directly accessible. This was seconded by Cllr Chamberlain.

This proposal, having been put to the vote; Members voted:

4 FOR
6 AGAINST
1 ABSTENTION

and so, this countermotion was not passed.

The original officer's recommendation, having been put to the vote; Members voted:

5 FOR
4 AGAINST
2 ABSTENTIONS

and so, it was **AGREED**:

That the Head of Development Management be authorised to **GRANT** planning permission subject to the conditions set out in the report.

6 23/00152/HOU - 65 KINGWELL ROAD, BARNET, EN4 0HZ

The legal representative advised that a declaration of interest had been received from Cllr Mahym Bedekova, who disclosed a non-pecuniary interest, having used the agent involved in the past. Having sought advice from the legal representative, she withdrew from the meeting during discussions and voting on this application.

Ms L Lewis, Senior Planning Officer, introduced the report, highlighting the key aspects of the application.

The officer emphasised, that earlier on in the application process, an outbuilding had been included in the proposals, but had since been withdrawn. The officer added that a further representation had been received earlier that day, raising concerns about the status of the approved development of an additional storey.

The Chair asked that officers provide better, larger scale, coloured diagrams, in the future.

PLANNING COMMITTEE - 23.5.2023

A deputation was received from Christine Webster, a local resident, who spoke against the officers' recommendation.

Another deputation was received from Cllr Alessandro Georgiou, Cockfosters Ward Councillor, who spoke against the officers' recommendation. Cllr Georgiou asked that Members defer the application, in order to give officers time to review the details of the proposals and address the issues raised, and that if they were not minded to do so, they refuse it altogether.

The agent, Mr Murat Aydemir, spoke in response.

Officers responded to comments and questions, and advised that the application was considered to be in accordance with relevant policies. It was confirmed that officers had not identified any harm that the development would cause, that the new side extension above the garage was offset from the boundary by 1m, and was in keeping with other similar developments in the area.

In response to Member's queries, officers confirmed that the application had been considered in accordance with all the relevant policies, and that the DMDs had been responded to through the report.

The Head of Development Management provided further advice in respect of the upward extension, which was a permitted development. Officers confirmed that the application put forward to committee was all that could be considered. The legal representative confirmed that the upper floor was substantially complete.

The Director of Planning and Growth provided assurance that he was satisfied with the work and conclusions of officers.

The Head of Development Management confirmed that the previous application was included at paragraph 6.2 of the report.

In response to Member's queries, the Head of Development Management provided clarification in respect of the side extension, and considerations in relation to the additional storey.

In response to Member's queries regarding trees, officers advised that the original application included an outbuilding which would result in a loss of trees, but that this had since been withdrawn from the proposal.

In response to Member's queries regarding finishing materials, officers confirmed the condition, in respect of new external work, shall be carried out in materials that resemble as closely as possible the colour and texture of the existing building.

Officers responded to Member's further queries regarding SuDS and the third storey, and confirmed that it was appropriate to consider the scale and mass of the entire building in context of the additional storey.

PLANNING COMMITTEE - 23.5.2023

Members had ongoing concerns with regards to the building's bulk, scale, mass, and intrusiveness, in relation to the street scene.

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

6 FOR
4 AGAINST
0 ABSTENTIONS

and so, it was **AGREED**:

That the Head of Development Management be authorised to **GRANT** planning permission subject to the conditions set out in the report.

The Chair adjourned the meeting at 21:03, to give members a rest break, and the meeting resumed at 21:09.

7 23/00271/FUL - 69 LANCASTER AVENUE, ENFIELD EN2 0DW

Cllr Rye made the point that this application referred to a premises located on Lancaster Road, as opposed to Lancaster Avenue, which officers confirmed.

Ms A Busia, Planning Officer, introduced the report, highlighting the key aspects of the application.

In response to Member's queries, the officer confirmed that the timber structure, presently attached to the side of the site was unauthorised; and that by enclosing the space on all sides, they hoped to alleviate disturbance and noise concerns raised by residents, through time restriction conditions.

Officers provided advice in respect of the use of tables and chairs at the front of the premises, and that the side extension would provide a buffering effect to the noise. The officer advised that there was no change of use, and that cooking at the premises was not a permissible activity.

Officers advised that the enclosed extension would help to prevent the unauthorised parking that had been occurring, and they would not expect a significant increase in demand for spaces.

Cllr Taylor asked that the premises be reminded that smoking would not be permissible in the enclosed extension, Cllr Taylor also asked for the premises opening hours, and was advised that these were 9:00am to 8:00pm Monday to Saturday and 9:00am to 5:00pm on Sunday, and that they were also under the control of licensing.

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

11 FOR
0 AGAINST

0 ABSTENTIONS

and so, it was **AGREED** unanimously:

That the Head of Development Management be authorised to **GRANT** planning permission subject to the conditions set out in the report.

8 22/03389/RE4 - THOMAS HARDY HOUSE 39 LONDON ROAD ENFIELD EN2 6DS

Ms A Busia, Planning Officer, introduced the report, highlighting the key aspects of the application.

In response to Member's queries, officers advised that there would be no impact on the conservation area, and that it would help to support the Museum which has a heritage and public benefit.

Cllr Rye pointed out that the site was located in Grange Park, as opposed to Town Ward.

In response to Member's queries regarding accessibility for pedestrians with disabilities, officers advised that the plans had been revised, with the middle section being dealt with under a licensing agreement, in order to assess the equalities impact, and give the Highways Authority more control.

Officers confirmed that management of the use of the seating area would be the responsibility of the Dugdale Arts Centre, and that as the building was owned by the council, anti-social behaviour could be raised and dealt with internally.

Cllr Rye expressed that the committee could seek an advisory as to whether CCTV was present, and request if it is considered rather than condition it, if it has not been covered. The Director of Planning and Growth conveyed that it was a heavily trafficked area and thus there was lots of natural surveillance.

Members had ongoing concerns with regards to the location of the seating area, and the potential for misuse/ damage.

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

10 FOR
1 AGAINST
0 ABSTENTIONS

and so, it was **AGREED**:

That the Head of Development Management be authorised to **GRANT** planning permission subject to the conditions set out in the report.

9 SCHEME OF DELEGATION

AGREED the Scheme of Delegation.

10 DATES OF FUTURE MEETINGS

NOTED that the provisional meeting scheduled for Tuesday 6 June 2023 was not required, and that the next meeting would take place on Tuesday 20 June 2023.

It was **AGREED** that members would meet to conduct the site visit, agreed at the last meeting, of the deferred cycle/foot path between Broxbourne and Enfield, at the Civic Centre, at 6pm, the day of the next meeting, Tuesday 20 June 2023.

NOTED that the Head of Development Management would try to ensure the work programme was arranged so that scheduled provisional committee meetings in August could be moved/ not required.

NOTED the dates of future meetings as set out in the agenda pack.

The meeting ended at 21:43.