

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 13 JULY 2009**

**Councillors:** Peacock (Chair), Beacham, Demirci, Dodds (Vice-Chair), Hare, Mallett, Oakes, Reid and Santry

**Also Present:** Councillor Wilson.

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PC14.</b>	<b>APOLOGIES</b>  Apologies for absence were received from Councillor Wilson and Councillor Oakes substituted.	
<b>PC15.</b>	<b>URGENT BUSINESS</b>  No items of Urgent Business were raised.	
<b>PC16.</b>	<b>DECLARATIONS OF INTEREST</b>  The following declarations of interest were made:  Councillor Santry declared a personal and prejudicial interest with respect agenda Item 14 due to her position on the Building Schools for the Future Project Board.  Councillors Demirci and Oakes declared a personal interest with respect to agenda Item 15 as Ward Members for Bounds Green.	
<b>PC17.</b>	<b>DEPUTATIONS/PETITIONS</b>  No petitions or deputations were received.	
<b>PC18.</b>	<b>MINUTES</b>  <b>RESOLVED:</b>  That the minutes of the meeting held on 8 June 2009 be confirmed as a correct record.	
<b>PC19.</b>	<b>APPEAL DECISIONS</b>  The Committee received a report that detailed the outcome of appeal decisions determined by the Department for Communities and Local Government (DCLG) in May 2009.  It was noted the period above fifty per cent of the cases determined by the DCLG had been allowed.  The Committee was advised that when an Enforcement Notice was	

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	<p>issued it set out the measures that were required to achieve compliance. Therefore if an Enforcement Notice was upheld on appeal a further Compliance Notice was not required.</p> <p>It was requested that the Committee should receive a copy of the Enforcement Notice issued in relation to 98 Hewitt Road.</p> <p>In response to a query the Committee was advised that officers were currently carrying out a piece of work mapping decisions made in the East and West of the Borough. It was anticipated a report providing an analysis of the information gathered would be submitted to the Committee in September.</p> <p><b>RESOLVED:</b></p> <ul style="list-style-type: none"> <li>i. That the report be noted.</li> <li>ii. That the Enforcement Notice with respect to 98 Hewitt Road be circulated to the Committee.</li> </ul>	
<p><b>PC20.</b></p>	<p><b>DELEGATED DECISIONS</b></p> <p>The Committee received a report detailing the decision made under delegated authority by the Heads of Development Management (North and South) and the Chair of the Planning Committee.</p> <p>In response to a query the Committee was advised that where an application fitted the criteria for refused under delegated authority there was no provision for it to be brought to the Committee for consideration. If the decision was appealed objectors would be informed of the appeal and would be able to reiterate their objections to the Planning Inspector considering the appeal.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	
<p><b>PC21.</b></p>	<p><b>PERFORMANCE STATISTICS</b></p> <p>The Committee considered a report that provided an overview of performance statistics with respect to Development Control and Planning Enforcement.</p> <p>It was noted that during May no Major applications had been determined and that 79% of Minor applications had been determined within eight weeks. In addition 88% of other applications received had been determined within eight weeks.</p> <p>In terms of performance during the year to date no Major applications had been determined and 88% of Minor applications had been determined within eight weeks. In addition 91% of other applications</p>	

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	<p>had been determined within eight weeks.</p> <p>It was noted that performance against appeals against refusal, which were upheld on appeal, was below target and officers were considering how performance in this area could be improved.</p> <p>In response to a query as to how officers detected where there may be an Enforcement issue the Committee was advised that, although the Enforcement Team was developing a more proactive approach, it primarily relied upon members of the public drawing issues to their attention.</p> <p>The Committee was advised that, at present, the Council Tax data base and the systems used by the Development Control team were not integrated and therefore officers had to cross check information.</p> <p>It was noted that there was currently a Working Group looking at unlawful conversions and how working arrangements could be developed to improve the Councils approach to identifying these. By September a new protocol, which was being devised by the Group, would be in place to with regard to cross checking applications for conversions with the Council Tax data base before certificates of lawfulness could be issued.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	
<p><b>PC22.</b></p>	<p><b>TREE PRESERVATION ORDERS</b></p> <p>The Committee received a report requesting that it confirm a Tree Preservation Order for a Sycamore tree at 42 A Weston Park.</p> <p><b>RESOLVED:</b></p> <p>That the Tree Preservation issued for a Sycamore tree at 42A Weston Park be confirmed.</p>	
<p><b>PC23.</b></p>	<p><b>HIGHGATE PRIVATE HOSPITAL, 17-19 VIEW ROAD, N6</b></p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>A Members site visit had taken place prior to the meeting.</p> <p>It was noted that, in addition to those listed in the report, further representations had been received from the Fire Brigade stating that the current application did not meet fire regulations.</p>	

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Further objections had also been received from Councillor Allison and Councillor Williams on the following grounds:

- The additional delivery's to the hospital would cause disturbance to local residents
- Insufficient parking
- Loss of privacy
- Potential conversion to residential use

The Highgate Society had also raised objections on the following grounds:

- Use of hard surfacing would set an undesirable precedent
- The proposed development would constitute over development
- Loss of trees on the site was unacceptable

The Committee discussed the application and in response to concerns that the Arboriculture Report had not identified any trees that should be protected with a TPO the Committee was advised that none of the trees on the site were considered to be of sufficient significance to merit a TPO. There was a criteria against which trees were assessed that took into account the species age and health of a tree.

It was noted that the objections raised by the Fire Brigade were not sufficient to warrant refusal as they were dealt with under separate regulations.

Concern was raised that the additional pressure placed on parking would be greater than suggested. It was contended that the number of staff already parking in nearby streets put unacceptable pressure on residents.

Councillor Wilson addressed the Committee and noted that he considered that the proposal would constitute over development and that it would have an unacceptable impact upon the residential amenity of number 21.

He noted that trees situated in the north west of the site would need to be felled significantly to allow for construction and that this would alter the character of site appreciably. Similarly the bulk and size of the proposal was out of character with existing street scene.

Councillor Wilson noted that if the current Controlled Parking Zone (CPZ) was extended this would mean that staff would have to find alternative areas to park and this would place pressure on surrounding streets.

Mr Cuss, the applicants architect, spoke in support of the application and following his statement he answered questions from the Committee. It was confirmed that the applicant was happy to make the amendments required by the Fire Brigade.

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In response to a question Mr Cuss advised that a survey had been carried out to assess the loss of light and the impact of this upon properties adjacent to the site. This had concluded that there was virtually no impact to the higher levels.

Mr Cuss advised that an extensive landscaping scheme would be employed and that the additional wing being built would not cause a loss of light that would inhibit growth of plants and trees. He confirmed that the area to the rear of the site covered by tarmac would be landscaped.

Members of the Committee expressed concern that scheme was too bulky in its present form and that it would constitute over development of the site that was out of keeping with the character of the area. It was contended that the impact upon 12 Denewood Road and the Conservation Area was unacceptable.

The Committee discussed the landscaping proposals and the Arboriculture report carried out with respect to the site and there was agreement that an Informative should be added requesting that a further review of the site should be carried out to see whether any of the trees should be protected by a TPO.

In response to a query the Committee was advised that in urban design terms it was considered acceptable to 'rationalise' open space where it would bring a site in line with its surroundings.

**RESOLVED:**

That, subject to the conditions and Informative set out below, planning application reference HGY/2009/0837 be approved.

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer and all contractors present, to confirm the protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and remain until works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

5. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Report & Method Statement (08/09/08) prepared by JM Moore submitted with this application.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

6. Prior to the commencement of the development hereby permitted, a satisfactory Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented by the applicant in accordance with the timescales, targets and other details set out in the plan.

Reason: In the interest of ensuring sustainable travel patterns and to reduce reliance on private motor vehicles.

7. Notwithstanding any indication on the submitted drawings, details of the siting and design of the new bin store as well as detail of the hard surfacing of the associated access way shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To safeguard the trees on site and to protect the amenities of the area.

8. Prior to any construction activity on site details of the temporary access to the rear of the site shall be submitted to and approved in writing by the Local planning Authority. Such an access shall be constructed so as to be of a sufficient load bearing capacity to avoid ground compaction from the construction plant and machinery in the vicinity of trees on site.

Reason: To safeguard the trees on site which are of important screening and amenity value.

9. No other windows other than those shown on the approved drawings shall be inserted in the extensions unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

10. The construction works of the development hereby granted shall

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not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

11. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

**INFORMATIVE:** You are advised that the London Fire and Emerging Planning Authority is not satisfied with the proposals, as they do not meet requirements for travel distance with regards to water supply reaching the new building works. You should contact the Authority on Tel No. 020 8555 1200 Ext 53252 for further information.

**REASONS FOR APPROVAL:**

The reasons for the granting of planning permission are as follows:

- (a) The proposed development is acceptable for the following reasons:

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	<ul style="list-style-type: none"> <li>• The proposed extensions in terms of their scale, height, massing, alignment and fenestration pattern have been designed sensitively to avoid adverse impact on the residential amenities of neighbouring properties;</li> <li>• The extensions will be kept sufficiently away from the boundaries to ensure sufficient separation distances from adjoining neighbours and in conjunction with appropriate foundations and protective fencing during construction, the extensions can be built without damage or felling to trees on site;</li> <li>• The extensions will not be visible from the public realm and as such will not detract from the character and appearance of Conservation Area.</li> <li>• Subject to approval of a well structured Travel Plan the proposal will not adversely affect the traffic flow and parking demand on the local road network.</li> </ul> <p>(b) The proposed development accords with Policies UD3 'General Principles', UD4 'Quality Design', M10 'Parking for Development', OS17 'Tree Protection, Tree Masses and Spines', G10 'Conservation', CSV1 'Development in Conservation Areas' and CSV5 'Alterations and Extensions in Conservation Area' of the adopted Haringey Unitary Development Plan (2006) and supplementary planning guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation &amp; Archaeology', SPG7a 'Vehicle and Pedestrian Movement', SPG7b 'Travel Plans' and SPG7c 'Transport Assessments'.</p> <p>Section 106: No</p>	
<p><b>PC24.</b></p>	<p><b>19 CLARENDON ROAD, N8</b></p> <p>The Committee was advised that this item had been withdrawn at the request of the applicant.</p>	
<p><b>PC25.</b></p>	<p><b>FORTISMERE SCHOOL NORTH WING, CREIGHTON AVENUE, N10</b></p> <p><i>Councillor Santry left the Council Chamber during the consideration of this item.</i></p> <p>The Committee considered a report, previously circulated, which gave details of the application, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>A Members site visit had taken place prior to the meeting.</p> <p><b>RESOLVED:</b></p> <p>That, subject to the conditions set out below, planning application</p>	

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reference HGY/2009/0659 be approved:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no construction shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. A detailed landscape plan and planting scheme for the proposed landscaped areas in the north and south wing shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of construction. The planting scheme shall be fully implemented by the end of the first planting season, after completion of the development.

Reason: In order to ensure appropriate landscaping is undertaken in the interest of biodiversity and visual amenity.

5. A Tree Protection Plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development, which shall include details of Root Protection Areas (RPA) and tree protection fencing must be erected as agreed within the Tree Protection Plan.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

6. A pre-commencement site meeting must take place with the Architect, the local authority Arboriculturist, Consulting Arboriculturist and the Construction Site Manager, to confirm the protective measures to be implemented, not less than 28 days prior to commencement of development.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

7. The construction works of the development hereby granted shall not

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be carried out before 0730 or after 1830 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

8. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of construction logistics, delivery service as well as demolition and associated waste management.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

9. Prior to occupation, details of energy efficient design and consideration of on-site equipment, to demonstrate at least a 20% reduction in carbon dioxide emissions, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance.

10. A Land Contamination Assessment Report shall be submitted to the Local Planning Authority prior to construction works on site.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

11. The existing pre-fabricated buildings housing the music teaching areas adjacent to the South wing of Fortismere School shall be demolished within 3 months of the occupation of the new buildings hereby permitted, and the sites of the demolished buildings shall be landscaped in accordance with details which shall have previously been approved in writin by the Local Planning Authority.

Reason: In the interests of the appearance of the locality which is adjacent to the Muswell Hill Conservation Area.

**REASONS FOR APPROVAL:**

By virtue of the nature of the proposed development it is considered consistent with Policy CW1 'New Community / Health Facilities' which encourages the provision of community facilities. The height and scale of the proposed development have been appropriately addressed to ensure there shall not be a detrimental impact on the spatial and visual character and setting of the surrounding area and adjacent MOL. The proposed siting and design are considered acceptable, and together with the existing screening shall ensure there is no unreasonable detrimental impact on the residential amenity of neighbouring

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	<p>properties in terms of terms of loss of sunlight / daylight, loss of privacy and noise disturbance. As such, the proposed development is considered consistent with Policies CW1 'New Community / Health Facilities', UD3 'General Principles', UD4 'Quality Design', OS5 'Development Adjacent to Open Spaces', as well as SPG1a 'Design Guidance' of Haringey UDP (2006).</p> <p>Section 106: No</p> <p><i>At the conclusion of discussion on this item the Committee agreed that a training session should be arranged with respect to Sustainability issues.</i></p>	<p>Marc Dorfman</p>
<p><b>PC26.</b></p>	<p><b>FYFE HOUSE, CHADWELL LANE, N8</b></p> <p>The Committee considered a report, previously circulated, which gave details of the application, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>A site visit had taken place prior to the meeting.</p> <p>The Committee was advised that following a meeting between the Neighbourhoods Team and Housing Team it had been agreed that £200K, which had been contributed as part of the Section 106 Agreement, should be commuted to other Affordable Housing schemes in the Borough.</p> <p>Members expressed concern at the proposed change of use as the original development had been agreed on the basis that there would be an element of Community space provided. Concern was also raised with regard to the commuting of the Affordable Housing contribution and it was contended that the sum of £200K did not compensate for the loss of Affordable Housing units within the scheme.</p> <p>There was a general consensus that the loss of these elements constituted a different proposal to that originally approved by the Committee.</p> <p>In response to a query the Committee was advised that the proposed units met the requirements guidelines around minimum floor space.</p> <p><b>RESOLVED:</b></p> <p>That planning application reference HGY/2009/0792 be refused for the reasons set out below:</p> <p>1. The authorised use of the ground floor of this block is for a Doctor's surgery, crèche and A3 use, by virtue of planning permission HGY/2002/0245. Whilst it is acknowledged that the provision of a Doctor's surgery here was not pursued by the Haringey Primary Care Trust, the Council considers that insufficient case has been made out</p>	

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	<p>for the loss of a Community Facility. Given the existence of 619 residential units within New River Village with no community facility other than a gym, the conversion of the ground floor to provide a further 8 flats would worsen the imbalance between residential and community facilities.</p> <p>The proposal is thus contrary to Policy CW2 of the Haringey Unitary Development Plan, 'Protecting Existing Community Facilities,' which states that the change of use or demolition of a community facility will only be granted (a) if the facility is derelict or out of use, and no other groups are willing or able to use it and (b) if alternative accommodation is provided.</p> <p>2. The proposal fails to make provision for Affordable Housing or for a contribution towards Educational provision needs, in accordance with Policies UD8 -Planning Obligations, HSG4a -Affordable Housing, and SPGs 10a, (Planning Obligations), 10b (Affordable Housing), and 10 c (Educational Needs), of the Haringey Unitary Development Plan 2006.</p> <p>Section 106: No</p>	
<p><b>PC27.</b></p>	<p><b>333 HIGH ROAD, N22</b></p> <p>The Committee considered a report, previously circulated, which gave details of the application, planning history and all of the relevant planning factors and policies.</p> <p>A site visit had taken place prior to the meeting.</p> <p>In response to concerns raised with regard to the positioning of the proposed play area the Committee was advised that the conditions attached to the scheme required that details of area should be submitted for approval. This could be expanded to specify the type of fencing required.</p> <p>It was suggested that the existing condition relating to noise should be strengthened and the legal officer present was asked to construct a form of wording to reflect this.</p> <p>It was noted that the nearby Children's Centre was currently being refurbished and it was suggested that the Neighbourhood Management Team should look at how a more coordinated approach could be adopted to the area.</p> <p>The Committee agreed that the proposed play area should be positioned at the back of the site, due the pollution from the road and that the conditions attached should reflect this. There was also agreement that the front of the site should be landscaped.</p> <p><b>RESOLVED:</b></p>	

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That, subject to the conditions set out below, the planning application reference HGY/2009/0910 be approved.

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions

2. Details of all external changes to the building shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development hereby authorised shall be carried out in complete accordance with the approved plans and specifications.

Reason: To safeguard the appearance of the building and the amenities of nearby residents.

3. Notwithstanding the location of an external play area for the Day Nursery shown on drawing No. 2667/6, detailed plans showing the location of an external play area for the Day Nursery at the rear of the existing building, within the car park area, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of use of the Day Nursery: such plans shall indicate fencing and surfacing to the external play area and shall have been prepared to meet the requirements by OFSTED.

Reason: In order that the Council may be satisfied as to the provision of secure external play space, for the proposed Day Nursery.

4. The use hereby authorised may only be carried out between 08:00 hours and 22:00 hours Mondays to Saturdays and 9.00 hours and 18.00 hours on Sundays and Public Holidays.

Reason: To ensure that the use operates in a satisfactory manner and does not unduly disturb nearby residential occupiers or prejudice local amenity.

5. Prior to the use commencing, the applicant shall submit a layout plan to show 2.4m x 4.8m car parking bays with 6m aisle width for perpendicular parking and 4.2m aisle width for echelon parking. Thereafter this car parking provision shall be provided in accordance with the approved plans and maintained solely for the intended use for the duration of the use hereby approved.

Reason: To ensure adequate parking is available to serve the development.

6. The car parking area located at the rear of the property at 333 High Road, Wood Green shall be used for the picking up and setting down of children associated with the crèche/ nursery use.

Reason: In order to reduce congestion and improve safety during the

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opening and closing time of the crèche/nursery.

7. Prior to the commencement of the use hereby permitted, a satisfactory Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented by the applicant in accordance with the timescales, targets and other details set out in the plan.

Reason: In the interest of ensuring sustainable travel patterns and to reduce reliance on private motor vehicles.

8. Space shall be made available for the secure parking of 20 bicycles on site before the use hereby permitted is fully implemented.

Reason: To encourage more people to attend the various activities on site by bicycles and to ensure adequate provision is made within the site for the parking of bicycles.

9. The use hereby approved shall not commence until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the property and the amenities of the area.

10. Full particulars and details of provisions for soundproofing shall be submitted to and approved by the Local Planning Authority, in writing, before the commencement of works on site, and subsequently installed in the building in a satisfactory manner, before the use hereby permitted is commenced.

Reason: In order to minimise the transmission of noise and prevent noise nuisance to nearby residential properties.

11. The rating level of the noise emitted from the site shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142: 1997.

Reason: In order to minimise the transmission of noise and prevent noise nuisance to nearby residential properties.

12. No noise, including congregational singing or other amplified sound, shall emanate from the building which, in the opinion of the Council's Noise Control Officer acting in conjunction with the Local Planning Authority, shall cause nuisance or loss of amenity to the occupier of any residential property in the vicinity of the site, at any time.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

13. Before the use hereby permitted commences measures to control the transmission of noise and vibration from existing stationary plant affixed to the premises shall be put in place.

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Reason: To protect the amenity of occupiers of nearby residents.

14. The premises shall be used for those stated in the planning application and for no other purposes including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Uses Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To enable the Local Planning Authority to retain control over the development.

15. The number of children admitted to the crèche/ nursery facility shall at no time exceed 30 children.

Reason: To protect the amenities of occupiers of nearby properties.

16. A landscaping scheme showing provision of planting to the frontage of the site to the High Road, shall be submitted to and approved by the Local Planning Authority prior to the commencement of use of premises, and implemented within the first planting season following commencement of use.

Reason: To safeguard the appearance of the property and the amenities of the area.

INFORMATIVE: This permission shall not be construed as giving permission for any signage, including any of the signage indicated on submitted drawings. All advertising signage for the development shall be the subject of to obtaining consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

**REASONS FOR APPROVAL**

The reasons for the granting of planning permission are as follows:

(a) The proposed development is acceptable for the following reasons:

" It has been demonstrated that the existing building has been actively marketed/ advertised for longer than 18 months;

" This new use will provide a range of facilities, including a place of worship, a youth forum, a training facility, a crèche/ nursery and an older peoples meeting point, which will be of benefit to the local community;

" The building is located along a busy High Road, within an area of medium transport accessibility and within an area which has a mixed commercial and residential character;

" The site has an adequate level of car parking provision on site to meet the car parking demand associated with the majority of the activities proposed;

" Subject to appropriate sound attenuation measures and subject to the imposition of appropriate

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	<p>conditions, the proposed change of use is not likely to result in noise nuisance, nor is it likely to adversely affect the amenities of nearby residents.</p> <p>(b) The proposed development accords with</p> <p>The proposal is considered to be in accordance with policies G9: 'Community Well Being', UD3 'General Principles', ENV5 'Noise Pollution', EMP4 'Non Employment Generating Uses', TCR2 'Out of Centre Development', CLT1 'Provision of New Facilities', CW1 'New Community Facilities', M3 'New Development Location &amp; Accessibility', M4 'Pedestrian and Cyclists', M10 'Parking for Development' and CW1 'Community Well Bring' of the adopted Haringey Unitary Development Plan (2006) and supplementary planning guidance SPG4 'Access for All - Mobility Standards' and SPG11b Buildings Suitable for Community Use'.</p> <p>Section 106: No</p>	
<p><b>PC28.</b></p>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>No new items of Urgent Business were received.</p>	
<p><b>PC29.</b></p>	<p><b>DATE OF NEXT MEETING</b></p> <p>The Committee was asked to note that date of the next meeting:</p> <p>15 September 2009, 7pm.</p>	

COUNCILLOR SHEILA PEACOCK

Chair

The meeting closed at 9.45pm.