

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

Councillors Peacock (Chair), Bevan (Deputy Chair), Hare, Dodds, Beacham, Patel, Weber and Adje

Also Present: Councillor

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC15.	<p>APOLOGIES</p> <p>Apologies were received from Cllr Demirci.</p>	
PASC16.	<p>URGENT BUSINESS</p> <p>In accordance with standing order 32 (6) no business other than that listed shall be transacted at the meeting.</p>	
PASC17.	<p>DECLARATIONS OF INTEREST (AGENDA ITEM 3)</p> <p>Cllr Bevan declared that he had registered no opinion on the application being considered for 691 – 693 High Road N17, as detailed on page 83 of the agenda.</p> <p>Cllr Weber declared an interest in the Tree Preservation Order (TPO) being considered for 13 Birchwood Avenue N10, and decided to leave the room when this TPO was being considered.</p> <p>Cllr Hare also declared a personal, not prejudicial interest in the TPO being considered for 13 Birchwood Avenue N10 and decided to leave the room when this TPO was being considered.</p>	
PASC18.	<p>TREE PRESERVATION ORDERS (AGENDA ITEM 11)</p> <p>The Chair decided to vary the order of the agenda and take item 11. Tree Preservation Orders (TPOs) at this point.</p> <p>Cllrs Weber and Hare having declared an interest as stated in item 3 above, left the proceedings during consideration of the following TPO:</p> <ul style="list-style-type: none"> • 13 Birchwood Avenue N10 – T1 Small Leaved Lime (Tilia Cordata). <p>The Planning Officer explained to members that objections had been received with respect to the above TPO. The Arboriculturalist had justified the requirement for a TPO at this location as detailed in the report at page 141.</p>	

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	<p>RESOLVED</p> <p>That the TPO for the above location be confirmed.</p> <p>That the following TPOs also be confirmed:</p> <ul style="list-style-type: none"> • 26 Bryanstone Road N8 – T1 Monkey Puzzle (Araucaria Araucana) • 278 High Road N17 – T1 Sycamore • 62 Mount View Road N4 – G1 Group of 4 Lime Trees • 34 Ringwood Avenue N2 – T1 Quercus Robur (English Oak) • 36 Ringwood Avenue N2 – G1 Quercus Robur x 2 (English Oak) Carpinus Betulus (Hornbeam) 	
<p>PASC19.</p>	<p>DEPUTATIONS/PETITIONS (AGENDA ITEM 4)</p> <p>None received.</p>	
<p>PASC20.</p>	<p>MINUTES (AGENDA ITEM 5)</p> <p>RESOLVED</p> <p>That the minutes of the Planning Applications Sub Committee held on 5 June 2006 be agreed and signed.</p>	
<p>PASC21.</p>	<p>PERFORMANCE STATISTICS (AGENDA ITEM 6)</p> <p>Members were asked to note that performance was above the Council's target.</p>	
<p>PASC22.</p>	<p>Members were asked to note that the report detailed 9 appeal decisions of which 4 were upheld and 5 dismissed. Officers advised that the first mobile phone mast was allowed on the second request. The Oakdale Arms Public House N4, had originally been refused, however, inspectors had now allowed the re-development.</p> <p>RESOLVED</p> <p>That Officers provide Cllr Dodds with a copy of the decision on the Oakdale Arms.</p>	
<p>PASC23.</p>	<p>DELEGATED DECISIONS (AGENDA ITEM 8)</p> <p>Members were asked to note the decisions undertaken under delegated powers between 15 May 2006 and 11 June 2006.</p>	

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<p>PASC24.</p>	<p>TOTTENHAM HALE URBAN CENTRE MASTERPLAN - PUBLIC CONSULTATION (AGENDA ITEM 9)</p> <p>The Committee received a presentation on the Tottenham Hale Urban Centre Masterplan – public consultation from Mark Lucas, Head of Strategic Sites and Projects Group. He summarised the report by advising the Tottenham Hale Urban Centre is an area of approximately 39 hectares, designated in the mayor’s London Plan as an opportunity Area suitable for new homes and jobs. A draft masterplan had been prepared which provided a framework for the regeneration of Tottenham Hale. It provides guidance on six key site and the public realm. The sites will be able to deliver new homes, employment, retail and leisure uses as well as community and health facilities.</p> <p>Members were asked to progress the Draft Masterplan and its accompanying Sustainability Appraisal through period of statutory public consultation.</p> <p>RESOLVED</p> <p>That Members agreed to both recommendations outlined in section 2 of the report.</p>	
<p>PASC25.</p>	<p>PLANNING APPLICATIONS (AGENDA ITEM 10)</p> <p>RESOLVED</p> <p>That the decisions of the Sub Committee on the planning applications and related matters, as set out in the schedule attached to these minutes, be approved or refused, with the following points noted:</p> <p>1. R/O Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22</p> <p>This item was deferred from 5 June 2006 Committee, to enable Members to visit the site to look in particular at concerns raised over the width of the access roads for refuse collection and emergency vehicles.</p> <p>Officers informed the Committee that a site visit had now taken place and that the application was for 8 units at the R/O Palm Court which would be subject to a Section 106 agreement.</p> <p>Members enquired about the fee to be paid excluding the education contribution and whether this would be used to redesign the access roads. Officers advised that the figure was not available at the present time and would be agreed via a 2.78 agreement. They further confirmed that there was adequate clearance on either side of the access which was 32.5 metres.</p> <p>The Chair, at her discretion granted Cllr Oakes the opportunity to address the Committee. Cllr Oakes, speaking on behalf of local residents spoke of their fears about access and their right to live safely,</p>	

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legally and healthily. Residents had voiced their concerns about the loss of amenity and the location being designated a green area.

Members decided to refuse the application on the width of the access road.

2. 691 – 693 High Road N17 8AD

Officers tabled a correct site plan for this application and asked members to note the extra area added to the north of the plan. The proposed site and development was within the North Tottenham Conservation Area. Residential areas are located to the side and rear of the development which consists of affordable housing.

Members agreed the application subject to the following condition being imposed that there should be no balconies present at the front of the building.

3. 691 – 693 High Road N17 8AD

Members were asked to consider Conservation Area Consent for the above demolition. Members agreed to grant conservation consent subject to conditions.

4. 40 Coleridge Road N8 8ED

Officers presented the report for this application and advised members that the site is located on the North side of Coleridge Road and falls within the Crouch End Conservation Area. The proposal is in keeping with the traditional Edwardian Houses in the surrounding Conservation Area. The density of the development is 330hrh and this falls within the guidance of the revised UDP.

Members agreed to grant the application subject to conditions and a S106 legal agreement.

5. Land between 72-74 Twyford Avenue N2

Members were advised this application was situated on the south side of Twyford Avenue. The site was within an Area of Special Character and comprised of three tennis courts. The proposal is to retain one tennis court to be used by local residents to become a club open to members only. It was proposed to set up a management company to maintain the tennis court on a long term basis and a management committee to run it.

Members agreed to grant the application with the following condition to retain the area now as a tennis court.

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	<p>Cllr Adje made a recommendation that all Planning reports should have an impact assessment included.</p> <p>The Assistant Director (Planning, Environmental Policy, Performance and Enforcement) explained that they operate under policy guidelines. Assessments were presented under particular headings for example transportation or design and that it would be possible to provide this information within the presentation of the reports.</p>	
PASC27.	SITE VISITS (AGENDA ITEM 13) None requested.	
PASC28.	DATE OF NEXT MEETING 25 July 2006 at 7:00pm. The meeting ended at 10:05pm.	

COUNCILLOR SHEILA PEACOCK

Chair