

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 11 SEPTEMBER 2006**

Councillors Peacock (Chair), Adje, Beacham, Demirci, Hare and Patel

Also Present: Councillor

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC44.	<p>APOLOGIES</p> <p>Apologies for absence were received on behalf of Concillor Bevan for whom Councillor Lister was substituting and from Councillor Weber for whom Councillor Newton was substituting. Apologies for lateness were received from Cllr Dodds.</p>	
PASC45.	<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>	
PASC46.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Peacock declared an interest in the decision to be taken under agenda item 10.1. "I believe that the application for planning permission significantly affects the interests of the same organisation that has made a donation to a charity that I have been involved in, in my capacity as secretary of the Tottenham Carnival. This donation has not benefited me financially in any way but I thought it proper to bring them to the attention of this committee. Although I am confident that I would be able to come to a decision on the question solely on the basis of the planning arguments. I should also add that the Standards Board have just found that I do not have a prejudicial interest but leading Counsel advised that I do. In the interests of complete transparency I am doing the best and safest thing for this meeting and withdrawing for the Cecile Park item. I have decided in the interests of maintaining the highest standards of probity on these issues, to absent myself from the meeting when this item is considered".</p> <p>The Chair then announced "During my absence it will be for Members of this Committee to elect a Chair from among their number to consider Item 10.1. I shall return after consideration of this item to chair the remainder of the business on the agenda. Are there any other declarations of interest?"</p> <p>Cllr Newton declared that it was stated in the application under item 10.5, that objections to the proposal had been received on behalf of local</p>	

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	<p>ward Councillors. "As a ward Councillor I made no such objections".</p> <p>Cllr Hare declared that he did not have a prejudicial interest in the applications to be discussed at item 10.4 and 10.6. "6 Church Road N6 is in my ward. All dealings with this application had been dealt with by the other ward Councillors. I have also not had any dealings with the application for Hornsey Treatment Works N8 and separated myself from the matter".</p> <p>The Chair then proposed and moved a slight variation to the agenda to take item 9 after item 10. The meeting agreed.</p>	
<p>PASC47.</p>	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
<p>PASC48.</p>	<p>MINUTES</p> <p>Cllr Hare raised concerns regarding minute PASC 31, paragraph 4. He felt it was not a proper record of what had taken place and that the meeting had not agreed to the proposal.</p> <p>Other Members present felt that it was a true reflection of what had transpired at the meeting and that the proposal was not challenged at that time.</p> <p>The Chair moved a motion to agree the minutes as an accurate record of the proceedings. On a vote there being three for and two against, it was:-</p> <p>RESOLVED</p> <p>That the minutes of the Planning Applications Sub Committee meeting held on 25 July 2006 were agreed.</p> <p>(Councillors Hare and Demirci requested that their dissent be recorded in accordance with Council Standing Order no. 42).</p>	
<p>PASC49.</p>	<p>APPEAL DECISIONS</p> <p>Members were advised there had been a total of seventeen appeal decisions made during July 2006 of which ten had been allowed and seven dismissed. Members raised concern over the number of appeals being allowed. Officers announced they were currently looking at statistics and issues regarding appeals and would be sharing their detailed findings in a report to be brought before a future Committee.</p> <p>RESOLVED</p>	

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	<p>1. That Members note the report. 2. That members receive a comprehensive report detailing performance trends in the near future.</p>	
<p>PASC50.</p>	<p>DELEGATED DECISIONS</p> <p>Members were asked to note the decisions taken under delegated powers between 10 July and 31 August 2006.</p>	
<p>PASC51.</p>	<p>PERFORMANCE STATISTICS</p> <p>Members were asked to note that performance in July 2006 was above the Government's targets. The yearly performance figures to date were also similar. The number of appeals allowed was set out on pages 62-63 and the lower the percentage of appeals allowed the better the performance.</p>	
<p>PASC52.</p>	<p>PLANNING APPLICATION REPORTS FOR DETERMINATION</p> <p>The Chair announced "The meeting had already agreed to vary the order of business to consider item 10 before item 9. As stated earlier I will now absent myself from the proceedings for consideration of item 10.1.</p> <p>Ms Thomas, the Clerk announced "In the absence of the Chair it will be necessary for the meeting to elect a Chair to consider item 10.1 in accordance with Standing Order 33.3 – which states</p> <p>'In the absence of the Chair from a meeting, the deputy Chair shall preside. In the absence of both the Chair and a deputy chair from a meeting and providing the meeting is quorate, any member may propose, at the request of the Head of Democratic Services or his/her representative, the election of a voting member present to preside at the meeting'. 'In accordance with Standing Order 33.3 may I seek a nomination for the Chair'</p> <p>Cllr Newton nominated Cllr Hare.</p> <p>Ms Thomas then stated 'Councillor Hare has been nominated as Chair can I see all those in favour'</p> <p>Cllrs Beacham, Demirci, Hare and Newton voted in favour. Cllrs Adje, Lister and Patel against.</p> <p>Ms Thomas then announced that Councillor Hare was duly elected to Chair the item.</p> <p>RESOLVED</p> <p>That the decisions of the Sub Committee on the planning applications and related matters, be approved or refused with the following points noted:</p>	

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1. Land To The Rear of 60 – 88 Cecile Park N8

Councillor Hare requested that the Legal Officer explain the reasons for the application coming back to the Planning Applications Sub Committee. The legal officer stated "This application and the related application for conservation area consent were both considered by the Sub Committee on 25 July 2006. Advice had been obtained from Leading Counsel that Council Standing Order 33.3 was not complied with on that occasion and that the previous decisions to grant planning permission and CAC cannot stand. The applications are therefore referred back to the Sub Committee for determination in accordance with Council Standing Orders and Parts C.4 and C.6 of the Council's Constitution. Members are advised to consider both applications afresh.

Officers presented the report by reminding the Committee that Members had previously visited the site. Councillor Joanne McCartney, London Assembly had reconfirmed her objections to the scheme made in October 2004. The tree trust had added a further objection to the application. The Gladwell Landrock Cecile Park Residents Action Group (GLCRAG) had also objected to the site access being a danger to children.

The site is within the Crouch End Conservation Area and is a hotly contested application which had been looked at thoroughly. Several surveys had been carried out by the residents groups and the Council. There is sufficient space to cater for the loss of the garages. Each property would have its own garden. The scheme is subject to a Section 106 agreement with the following conditions: Traffic calming measures in the vicinity of the site access. There would also be a need to provide double yellow lines to allow access for refuge vehicles.

Objectors from GLCRAG reaffirmed previous objections to this application and included concerns raised around the width of the access being insufficient for vehicles to pass pedestrians safely. In the last seven years this issue had not been resolved. There would be no escape route should the access road be blocked.

Cllr Gorrie spoke in support of local residents objecting to the proposal, as being detrimental to amenity of houses in the vicinity. Concern was raised at the loss of garages and at adverse effect on biodiversity of building four houses.

The applicant's representative informed the Committee that the planning officers had been thorough in dealing with the scheme. The previous application had been refused in December 2005 on two grounds:

1. The impact of house 4 on the oak tree.
2. The principals of development on the site - density, access, highway.

The reasons the scheme was refused in December 2005 have now been addressed.

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Members discussed in detail access to the site, waste collection and visual intrusion of the development.

The Chair moved to a vote on granting the application. Planning permission was refused 4:2 with Cllrs Beecham, Demirci, Newton and Patel voting against and Cllrs Adje and Lister voting in favour of the scheme.

The reasons for refusal were the visual intrusion/impact of two storeys, bulk and mass of the development on the site. Concerns over safety, access and vehicles turning within the site.

The application for Conservation Area Consent was consequently refused as planning permission was not granted.

**INFORMATION RELATING TO APPLICATION REF: HGY/2006/0385
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
11/09/2006**

Location: Cecile Mews, Rear Of 60-88 Cecile Park N8

Proposal Demolition of existing garages and erection of 4 x part single, part two storey houses together with six replacement garages. This application is duplicate of HGY/2006/0386.

**Recommendation GRANT PERMISSION SUBJECT TO LEGAL
AGREEMENT AND TO CONDITIONS**

Decision REFUSE

Drawing No.s PP01C-02-03-04-05-06-07-10F-11B-12B13B-14-15D 16-17-18-19-20-21-22 -23- 24-25-26D -27D-28D-29D-30-31-32-33B-34B-35
Alan Baxter & Associates Highways and Transportation Report:
Supplementary Parking Report: Tree Report Marishal Thomson & Co.
planning application statement and conservation area statement.

Reasons

.1 The site is a backland site within the Crouch End Conservation Area and is characterised by its open appearance, being occupied by low-rise garage structures which do not impinge on views across the site within the Conservation Area. The proposed houses by reason of their height, bulk, siting and close proximity to adjoining residential gardens would represent a significant visual intrusion into this open part of the Conservation Area and be visually dominant and overbearing, detrimental to the amenities of adjoining occupiers and the character of this part of Crouch End Conservation Area. As such it would be contrary to Policies UD3 Principles, UD4 Quality Design CSV1 Development in Conservation Areas of the Haringey Unitary Development Plan 2006 and SPG2 Conservation and Archaeology, SPG3C Backlands Development and SPG3B Privacy/overlooking, Aspect/Outlook and Daylight/Sunlight.

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2. The existing narrow vehicular access to and from the site in Gladwell Road is of inadequate width to accommodate safely refuse vehicles, and delivery vehicles and emergency vehicles, in that there is no dedicated pedestrian paths in the site and as such there is likely to be conflict with pedestrian safety within the site, in particular due to the large turning area indicated within the site. Further, in order to enable emergency and refuse vehicles, and large delivery vehicles, to enter and leave the site, it would be necessary to impose on-street parking restrictions, which would in turn lead to the loss of existing on-street parking spaces within an area of strong car parking pressure. The development would thus be contrary to Policies UD3 General Principles para (c) and (d) and UD7 Waste Storage, of the Haringey Unitary Development Plan July 2006.

Councillor Peacock re-entered the proceedings and resumed the Chair in accordance with Standing Order 33.4.

2. Hale Wharf, Ferry Lane N17

Officers requested Members to withdraw this item as the application was now the subject of a legal challenge by way of a Judicial Review. The application had been brought back to the Committee for reconsideration. The applicants had now made a new application which it was intended to bring to another Committee. Members agreed that the application be withdrawn.

3. Womersley House, Womersley Road; and Dickenson House, Dickenson Road N8

Officers presented the report and advised the Committee that the application comprised 42 units in 3 separate buildings. The majority of residents maintain an objection to the proposal however, there was support for the application from some who live on the site.

Affordable housing is not outlined in the Section 106 agreement however the plan for the proposed development consists of 23 social rented units and 5 shared ownership units. There were some objections to the appearance of Womersley House by adjoining residents. In response the plans were amended for the scheme which is subject to Section 106 agreement.

Two objectors spoke and outlined their objections to the proposals:

1. The proposal would increase the number of residents by 150%.
2. Green issues were not considered as part of the plan.
3. Materials to be used were not conducive to the area and would be high maintenance costs.
4. The quality of the design of the scheme is not good enough, appropriate or improves the area.
5. The blocks would be five storeys without lifts.
6. Inadequate quality of amenity for future residents.

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7. There would be inadequate parking of 31 spaces for 42 dwellings.

The applicant's representative addressed the Committee and stated that the scheme was designed to provide affordable housing in Crouch End. Existing stocks were unsatisfactory. Discussions on the proposals had been carried out with surrounding residents. The proposal details a 50% increase in dwellings and 20% increase in bedrooms. A supporter of the proposal stated she was in favour of the development as the applicant had asked what we wanted and involved us in the development of the plans.

Members enquired about the number of parking spaces within the scheme and about the design of the flat roofs. The applicants confirmed they were happy to consider alternatives.

Members voted to grant the application subject to conditions and a Section 106 legal agreement.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0013
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
11/09/2006

Location: Womersley House, Womersley Road & Dickenson House,
Dickenson Road N8 9ES

Proposal Demolition of existing 2 no residential block. Dickenson House: Redevelopment to provide part 3/part 4/ part 5 storey building comprising 14 x one bed , 9 x two bed, 6 x three bed and 1 x four bed residential units. Erection of 7 houses in 2 x 2 storey terraced blocks consisting of 1 x four and 6 x three bed houses.

Womersley House: Redevelopment to provide 1 x 3 storey block fronting Womersley Road, N8 comprising 3 x one bed, 1 x two bed and 1 x three bed residential units. Provision of 34 car parking spaces, cycle storage and landscaping (amended description) (amended plans & further information)

Recommendation GRANT PERMISSION SUBJECT TO LEGAL AGREEMENT AND CONDITIONS

Decision GRANT PERMISSION SUBJECT TO LEGAL AGREEMENT AND CONDITIONS

Drawing No.s PL (00) 000; PL (00) 001; PL (00) 100; PL (00) 101; PL (00) 102; PL (00) 103; PL (00) 104; PL (00) 105; PL (00) 110; PL (00) 111; PL (00) 112; PL (00) 120; PL (00) 121; PL (00) 122; PL (00) 123; PL (00) 124; PL (00) 200; PL (00) 201; PL (00) 203; PL (00) 204; PL (00) 300; PL (00) 500; PL (00) 501

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.

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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. That the parking spaces shown on the approved drawings shall be constructed to the satisfaction of the Local Planning Authority and shall be permanently retained and used in connection with the dwellings forming part of the development.

Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.

4. That a detailed scheme for the provision of recycling, refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

5. The residential buildings proposed by the development hereby authorised shall comply with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

6. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

7. 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:

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- 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.

8. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

9. Details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed with the Local Planning Authority prior to the commencement of the building works.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

10. The works hereby approved shall be carried out to the satisfaction of the Council's Arboriculturalist acting on behalf of the Local Planning Authority to include the following provision: 48 hours notice to the Council's Arboriculturalist.

Reason: In order for the works to be supervised by the Council's Arboriculturalist to ensure satisfactory tree practice in the interest of the visual amenity of the area.

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11. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

12. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (proposed finished levels or contours, means of enclosure, car parking layout, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artifacts and structures (e.g. furniture, play equipment refuse or other storage units, signs, lighting etc.)

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

13. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

14. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

15. A site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards shall be included in the submission. The assessment must show the carbon emissions resulting from the projected energy consumption. Such an approved scheme shall be carried out and implemented in strict accordance with the approved details and be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: To help reduce the nation's carbon dioxide emissions.

16. Details of screening to the balconies on Block E shall be submitted and approved prior to the occupation of this building. The

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screening shall be provided prior to the occupation of the building.
Reason: To protect the amenities of adjoining residents.

17. The side widows in the rear of building E on north elevation shall be fitted with obscure glazing and permanently retained as such.
Reason: To protect the amenities of adjoining residents.

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

REASONS FOR APPROVAL

There have been a considerable number of objections to the proposals however the scheme has been amended to overcome some of these concerns, in particular with regard to impact on amenity and the protection of trees. Despite these improvements to the original scheme residents still consider the scheme has a number of shortfalls.

The proposals though quite significant would have an acceptable impact on the character and appearance of the locality. Equally the amenities of existing residents would not be materially harmed. (UDP Policy UD3 - General Principles: SPG 3b Privacy/Overlooking, Aspect/Outlook and Daylight and Sunlight.

The proposals are predominantly backland development, however the site is already developed with a large development and therefore is not a traditional backland site. The site is sited adjacent to the Stroud Green Conservation Area however the development would preserve the appearance of the conservation area. (SPG3c Backlands Development, CSV 1 Development in Conservation Areas)

The proposals would provide adequate contributions to education and an appropriate affordable housing package consistent with UDP policies UD 8 Planning Obligations and HSG 4 Affordable Housing. The mix of the scheme would satisfy policy HSG 10 Dwelling Mix.

The scheme would provide adequate car-parking in accordance with UDP policy M10 Parking for Development.

Section 106

4. Hornsey Treatment Works, High Street N8

This application was not considered and deferred to the next meeting.

5. 87 Woodside Avenue N10

This application was not considered and deferred to the next meeting.

6. Rear of 6 Church Road N6

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	<p>This application was not considered and deferred to the next meeting.</p> <p>7. Coldfall Primary School, Coldfall Avenue N10</p> <p>This application was not considered and deferred to the next meeting.</p> <p>8. Unit 1 and 2 Quicksilver Place, Western Road N22</p> <p>This application was not considered and deferred to the next meeting.</p>	
PASC53.	CONSERVATION AREA APPRAISALS	
	This item was not considered and deferred to the next meeting.	
PASC54.	NEW ITEMS OF URGENT BUSINESS	
	There were no items of urgent business submitted.	
PASC55.	SITE VISITS	
	None requested.	
PASC56.	DATE OF NEXT MEETING	
	28 September 2006 at 7:00pm.	
	The meeting ended at 10:15pm.	

COUNCILLOR SHEILA PEACOCK

Chair