

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
THURSDAY, 28 SEPTEMBER 2006**

Councillors Peacock (Chair), Bevan (Deputy Chair), Beacham, Demirci, Dodds and Patel

Also Present: Councillors Newton, Aitken and Lister

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC57.	<p>APOLOGIES</p> <p>Apologies for absence were received on behalf of Cllr Adje for whom Cllr Lister was substituting, Cllr Hare for whom Cllr Aitken was substituting and from Cllr Weber for whom Cllr Newton was substituting.</p>	
PASC58.	<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>	
PASC59.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Newton declared an interest in the decision to be taken under agenda item 11. He stated that objections to the proposal had been received on behalf of local ward Councillors and as a ward Councillor he had made no such objections.</p> <p>Cllr Bevan declared an interest in the decision to be taken under agenda item 9. "I am on the Board of The Lea Valley Park Authority, but have no involvement with the planning committee of The Park Authority. My position is that I genuinely believe that I have only a personal interest. However, as the Park planning committee have submitted a very strong and definitive statement objecting to this application, I will not take any part in this application. This is a matter of caution and to avoid any possible controversy concerning public perception on this occasion".</p> <p>Cllr Lister declared an interest in item 15, as it is in his ward. "Myself and fellow Cllrs have received no approaches on this application".</p>	
PASC60.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PASC61.	<p>MINUTES</p> <p>RESOLVED:</p> <p>That the minutes of the Planning Application Sub Committee meeting held on 11 September 2006 were agreed.</p>	

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PASC62.	APPEAL DECISIONS Members raised concern that the appeal for 417 Green Lanes N4, had been lost due to errors in the planning procedure. Officers confirmed this was not the case as the Inspector had heard the evidence and felt in his view that there was no new material change of the use and that it was still a café and not a social club. RESOLVED That Members note the report.	
PASC63.	CONSERVATION AREA CHARACTER APPRAISALS - PUBLIC CONSULTATION Officers presented the report and requested Members to endorse the commencement of a programme of public consultation on draft conservation area character appraisals. It was highlighted to Members that Government advice expressed that it was good practice for local planning authorities to adopt and publish up to date conservation area character appraisals to: <ul style="list-style-type: none">• define the special architectural or historic interest that warrants their designation.• Assist in the management of conservation areas.• Useful in the enforcement and development control function. This was now the subject of a best value performance indicator, BV219, against which the Council's performance was to be measured. The Borough currently had 28 conservation areas and the programme of publishing draft character appraisals would start on the 9 conservation areas in Tottenham, followed by consultation on character appraisals for Muswell Hill and Crouch End conservation areas. Members were requested to approve the programme of consultation with a view to future adoption. Members raised concern that conversation areas were currently being ruined by the demand and installation of cross-overs. Few houses were protected by the 1 metre high front garden wall rule. Members requested that as part of the conservation area character appraisals boundary reviews and the introduction of article 4 directions be included. RESOLVED That members agreed to the recommendation in the report.	
PASC64.	PLANNING APPLICATIONS	

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	<p>The Chair moved that there be a variation to the order of the agenda. The applicants for agenda item 15, had requested their application be heard earlier due to it being Ramadan and their request to participate in evening prayers at 7:52pm and 8:45pm. Members agreed to vary the order of the agenda and take item 15 after item 12.</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>	
<p>PASC65.</p>	<p>HALE WHARF BARGES, FERRY LANE N17</p> <p>Members were requested to defer the consideration of this application. The Council had received additional information which needed to be assessed by officers so that they could make further recommendations to the Committee. Until such time as that information was given to the Committee, the Committee were not in a position to properly consider the application.</p> <p>RESOLVED</p> <p>That Members agreed to the application being deferred.</p>	
<p>PASC66.</p>	<p>HORNSEY TREATMENT WORKS, HIGH STREET N8</p> <p>Officers presented the report by advising the Committee that this application was for a water treatment plant to ensure that clean water was maintained for this part of London. The applicant would be required to enter into a Section 106 legal agreement with contributions of additional planting within Alexandra Palace grounds to screen views from the palace and park, improvement to Penstock Path and a contribution to the Play scheme. Members were also asked to note that the application had to be submitted to GOL for approval.</p> <p>Objectors spoke on behalf of local residents who felt the water treatment works need not be located at this site. However they appreciated there was a requirement for a reservoir and had found an alternative site in Enfield. Thames Water however disputed this as it was too small for a reservoir. Members were also advised that the previous application had been refused on the ground of design and that this had not been changed in this application. Concerns were raised on the poorly displayed montages and contested the accuracy of the designs in that computer graphics could distort and misinterpret open spaces.</p> <p>Cllr Gorrie also spoke on behalf of local residents as he had attended the Development Forum meeting. He raised concern over access to the site by large construction vehicles and chemicals being delivered via New River Village which would reduce the attractiveness of the visual</p>	

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amenity.

The applicant's representative advised the Committee that this was the third application submitted and that they believed was the most acceptable. Thames Water had a statutory duty to develop and maintain water supply in the area and that the current proposal would ensure that improved clean water was provided and maintained for this part of London. There were special circumstances for this proposal which had addressed the previous reasons for refusal.

The Chair moved a motion to grant the application. Members voted 4 in favour, 2 against and 3 abstentions. The application was granted subject to conditions and Section 106 legal agreement.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/1298
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/09/2006

Location: Hornsey Water Treatment Works, Newland Road N8

Proposal Erection of pre-treatment and bromate removal facility comprising four new buildings - i) pre-treatment building; ii) chemical storage and dosing building; iii) catalytic GAC building/structure; and iv) washwater recovery building/structure; associated plant and machinery and new access arrangements to the site including construction of temporary crossings of New River for construction traffic and extension of estate road from within New River Village (New River Avenue, N8) for delivery vehicles only.

Recommendation GRANT SUBJECT TO CONDITIONS AND SECTION
106 LEGAL AGREEMENT

Decision GRANT SUBJECT TO CONDITIONS AND SECTION 106
LEGAL AGREEMENT

Drawing No.s : Report: Planning Application Supporting Statement:
Site Plan. 9PWD/A1/5051/EX A;9PWD/A1/5053/EX A :
9PWD/A1/5056/EX A; 9PWD/A1/5052/EX A; 9PWD/A1/5054/EX A.
A9PWD/A1/5081/EX A. 9PWD/A1/5080/EX A. 9PWD/A1/05061/EX A.
9PWD/A1/05060/EX A. 9PWD/A1/05059/EX A
9PWD/A1/05058/EX A 9PWD/A1/05057/EX AM, 9PWD-A1-02001-IN D:
9PWD-A1-02000-IN D: C1117-SK063 Rev 1 & Photomontages

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. The development hereby authorised shall be carried out in

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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. Any noise by virtue of this development shall not cause an increase in the pre-existing background noise level or more than 5db (A) when measured and corrected in accordance with BS 4142:1967 as amended titled 'Method of Rating Industrial Noise affecting Mixed Residential and Industrial areas'. In this context, the background level is construed as measuring the level of noise which is exceeded for 90% of the time.

Reason: In order to protect the amenities of nearby residential occupiers.

4. 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.

e. Details of any artificial lighting shall be submitted to the Local Planning Authority prior to the installation of any lighting.

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.

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

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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.

6. The construction works of the development hereby granted shall not be carried out before 0730 or after 1800 hours Monday to Friday or before 0800 or after 1200 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 and in view of the importance of the works to the supply of water.

7. The authorised development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development.

8. 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.

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

9. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

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

10. Details of the siting of the new temporary access road across the New River, lighting, materials design and construction methods including the crossing details and construction time table shall be agreed with the local planning authority prior to the implementation of that part of the development.

To ensure the impact on the area of nature conservation and the amenities of adjoining residents are minimised.

11. Details of the measures to provide pedestrian access along the new temporary access road and safety measures for crossing footpaths for this and the permanent access shall be agreed prior to the use of the road commencing.

Reason: To ensure pedestrian safety and access to the site.

12. Development shall not commence until an assessment has been undertaken of the impacts of the proposed development upon the

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	<p>structural integrity of the Moselle Brook which crosses from East to West beneath the proposed road crossing. It shall be demonstrated that the culvert is of good enough condition to support a new road and the passage of vehicles, also that the crossing has been designed so that no additional load shall be placed on the culverts wall.</p> <p>Reason: To ensure that the culverts structural integrity is not compromised.</p> <p>13. Deliveries of chemicals in association with this development by road tanker shall only take place from the New River Village. The deliveries shall only take place between 1000 and 1600 hours on Mondays and Fridays. No deliveries shall take place on Saturdays and Sundays.</p> <p>Reason: To protect the amenities of adjoining residents and reduce conflicts with pedestrian traffic.</p> <p>14. A detailed ecological programme and mitigation measures shall be submitted and approved prior to the works of the access road taking place.</p> <p>Reason: To ensure the nature conservation issues are taking into account.</p> <p>15. The proposed temporary access road for construction shall be removed, in conjunction with details submitted by the end of 2007. The access road shall be removed by June 2009 or before that period if work finishes earlier. The road shall only be used for construction purposes.</p> <p>Reason: To ensure the long term planning of the locality is not prejudiced.</p> <p>16. Before the works are brought into use a Section 72 Agreement shall have been entered into, dedicating the land adjoining the Penstock Footpath for Highway purposes.</p> <p>Reason: To ensure improved access around the site. Section 106 - Yes</p>	
<p>PASC67.</p>	<p>115 CLYDE ROAD N15</p> <p>The Chair requested a further variation in the order of the agenda and moved that item 15 should be considered next in order for the applicants to be able to attend their next prayers at 8:45pm.</p> <p>Officer presented the report and informed the Committee that this application site had been used since 1986 by the Islamic Community Centre for religious and educational purposes. It was considered that the proposed mosque would fit in with the surrounding buildings and the dome and minaret would provide architectural features which would lift the appearance of the building and the amenity of the area.</p> <p>Objectors raised issues around parking in the area of the proposed development. There was currently a controlled parking zone in operation around the site. The current building was used by people who</p>	

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came into the area and not solely by local people. This would have an impact on parking as the proposal did not include the provision of parking spaces. Concern was also raised regarding calls to prayer from the minaret.

The applicant confirmed there seemed to be confusion over this application as it was not an application for a mosque but for the Islamic Community Centre for use by women and young people. The dome was a small cap on top of the gate and the minaret was a symbol and would not be used to call people to prayer.

The Chair moved a motion to agree the recommendations to grant the application. On a vote there being 6 for, 1 against and 1 abstention the motion was carried. The application was granted subject to conditions.

**INFORMATION RELATING TO APPLICATION REF: HGY/2005/0824
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/09/2006**

Location: 115 Clyde Road N15 4JZ

Proposal Demolition of existing mosque and erection of replacement 2 storey mosque with dome, minaret and two 1 bedroom flats.

Recommendation GTD

Decision GTD

Drawing No.s CRM 01; CRM 012rA

Conditions and/or Reasons

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. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any works commence on site. Samples should include sample panels or brick and wood types combined with a schedule of the exact product references.

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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.

4. All the windows on the first floor, south side elevation are to be fixed and obscured up to 1.5 metres in height from the finished floor level.

Reason: In order to prevent overlooking and protect the amenity of the area.

5. No speakers shall be fixed to the minaret, dome or any external part of the building and no speakers shall be used to call patrons to prayer.

Reason: In order to protect the amenity of the area from noise pollution.

6. 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 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 Planning 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.

7. Twenty bicycle racks with secure shelter shall be provided within the building. Details of design, materials and location of the bicycle racks shall be submitted to the Local Planning Authority, agreed to in writing and installed prior to the occupation of the building. 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 minimise the traffic impact of this development on the adjoining roads.

8. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on

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	<p>Sundays or Bank Holidays. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.</p> <p>9. No boundary fencing is to be erected on site until precise details and plans have been submitted to, and approved in writing by, the Local Planning Authority prior to any works commencing on site. Such an approved scheme shall be carried out and implemented in strict accordance with the approved details. Reason: To protect the amenity of the area.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal at 115 Clyde Road, N15 for the erection of replacement 2 storey mosque with dome, minaret and one 1 bedroom flat complies with Policies CW1 'New Community/Health Facilities'; HSG1 'New Housing Developments'; HSG2 'Change of Use to Residential'; HSG10 'Dwelling Mix'; UD3 'General Principles'; UD4 'Quality Design'; UD6 'Mixed Use Developments'; and M10 'Parking for Development' within the Haringey Unitary Development Plan. It is therefore considered appropriate that Planning permission be granted.</p>	
<p>PASC68.</p>	<p>87 WOODSIDE AVENUE N10</p> <p>Officers presented the report and advised the Committee that this was the second application to be presented. The two houses would give a density of 153hrh making the proposal a low density scheme. Access was from Woodside Avenue and deemed to be adequate. It was considered that the loss of privacy and amenity space of adjoining properties would be minimal as this was a revised scheme.</p> <p>Objectors raised concern regarding the paved road known as the alleyway or walkway which would be used to gain access. Cars would find it difficult to pass down this road and there was no pavement for pedestrians.</p> <p>Cllr Whyte addressed the Committee in support of the objectors and requested Members to consider the following points:</p> <ul style="list-style-type: none"> • The suitability of the access route • Loss of amenity • Adverse effects on the allotments and open space. • The design of the new application had changed and the height of the new property was higher than that refused last year. <p>The applicant then responded to the points raised above by stating that the previous scheme was refused and that the current application was supported by the Council. The building would be on private property, not excessively high and away from the access road. This application fell within the Council's policy as the Council sought to encourage</p>	

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development of under used sites with a minimum impact to surrounding dwellings.

The Chair moved a motion to agree the recommendation stated in the report. On a vote there being 9 for and 0 against the motion was carried.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/1314
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/09/2006

Location: 87 Woodside Avenue N10 3HF

Proposal Demolition of existing house and erection of 2 x 2 storey three bedroom houses

Recommendation GTD

Decision GTD

Drawing No.s 0541_00_001, 200c, 201c, 210a, 211b, 212a, 213

Conditions and/or Reasons

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.

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

4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 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.

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5. 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 E 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.

6. 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.

7. 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.

8. Prior to commencement of development details of the car parking spaces shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the visual amenities of the area

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	<p>and locality.</p> <p>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.</p> <p>INFORMATIVE You are advised that no building will be permitted within 3 metres of the sewers without Thames Water's approval. Should you require a building over application form of other information relating to your building/development work, please contact Thames Water on 0845 850 2777.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal should be approved on the grounds that this is previously developed land that the issues of overlooking and loss of privacy are minimal and the design of the proposed dwellings still allows for open views from the properties directly affected in Lauradale Road. The appearance of the proposed dwellings is cottage like and thought to be appropriate within the context of SLOL. The area is characterised by greenness, screening and vegetation, which on the whole will be retained. The footprint of the proposed development is larger than existing but small enough to be described as a small scale development, compliant with Policies OS3 Significant Local Open Land, UD3 General Principles, UD4 Quality Design and SPG3b Privacy/overlooking, Aspect/outlook and daylight/sunlight of the Haringey Unitary Development Plan. In addition the existing access it thought to be adequate for the introduction of a new dwelling and any possible motor vehicles relating to the residential use, as concluded by the Planning Inspectorate.</p> <p>Section 106</p> <p>No</p>	
<p>PASC69.</p>	<p>COLDFALL PRIMARY SCHOOL, COLDFALL AVENUE N10</p> <p>The Chair again requested a further variation in the order of the agenda and moved that item 14 should be considered next as there were no representations to be made for this application.</p> <p>Officers presented the report for this application and outlined the proposal for he installation of a multi-use games area within the existing school grounds including surfacing, fencing, goal end units and access path.</p> <p>Members questioned the absence of flood lighting in this development. Officers advised that it was not an area they would wish to see flood</p>	

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lights as the site was within the school grounds.

Members agreed unanimously to grant the application subject to conditions as outlined in the report.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/1242
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/09/2006

Location: Coldfall Primary School, Coldfall Avenue N10 1HS

Proposal Installation of multi-use games area within school grounds including surfacing, fencing (maximum height 3.6m at goal ends), goal end units and access path

Recommendation GTD

Decision GTD

Drawing No.s P320-L00, L01, L02, D01, D02

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. 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. Details of measures for protecting all trees shown to be retained as part of this development, including the erection of exclusion fencing at appropriate distances from the stems of such trees, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. No storage of materials, supplies, plant or machinery shall take place within such protected areas.

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.

4. The multi use games area shall only be used in conjunction with and ancillary to the use of Coldfall School as an educational establishment; and shall not be used before 0800 hours to after 2000 hours Monday to Fridays, or before 0800 hours or after 1830 hours Saturdays and Sundays. Further no floodlighting or other artificial lighting shall be installed without the submission of an application for planning permission.

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	<p>Reason: In order not to detract from the amenities of nearby residents.</p> <p>REASONS FOR APPEAL</p> <p>The proposed Multiuse Games Area would be situated in excess of 10 metres from the nearest residential properties with several large trees situated between the proposed games area site and these properties. As such the proposed development would not give rise to any significant impact on residential amenity. The proposed games area would be situated within a large open grassed area that forms part of the existing school and would complement this existing use. The proposed development is considered consistent with Policy UD3 'General Principles'. The proposed development is considered consistent with Policy OS1B 'Metropolitan Open Land' In that it would allow for the provision of facilities for outdoor sport and recreation and will preserve the openness of the MOL.</p>	
<p>PASC70.</p>	<p>REAR OF 6 CHURCH ROAD N6</p> <p>Officers presented the report highlighting the issues regarding this application. It was considered that there would be little impact on the open nature of the site or views of the site from the outside. The scheme has a density of 62hrh, given the number of mature trees on the site, this density was considered to be appropriate in this backland location. Conditions would be imposed to include details of the site compound.</p> <p>The Committee heard representations from objectors who stated there were serious omissions in the report for this backland development. The property development impacted on the amenity of neighbours and was completely out of character with the surrounding conservation area. The gardens on Talbot Road are short and slope upwards. The access road was already used by a significant number of vehicles and therefore not safe.</p> <p>Cllr Williams addressed the Committee and raised concerns regarding the three trees on the site which were of historical import and subject to Tree Preservation Orders. He requested the Committee to add a condition to protect the trees during construction works. He also raised concern regarding the access of utility services to reach the site.</p> <p>The applicant addressed the Committee by giving a personal statement of her commitment to the conservation area and the site. The trees on the site were important and there was no desire to damage them in any way. There was also a commitment to comply with the conditions imposed.</p> <p>Members questioned whether it was possible for a vehicle to turn in the</p>	

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lane and were advised it was possible dependent upon the way other cars were parked. The Committee also enquired whether the rear of a resident's garden constituted a backland site. Members were informed that it was not a true backland site.

The Chair moved a motion to agree the recommendation. On a vote there being 6 for, 2 against and 1 abstention, the motion was carried. The application was granted subject to conditions.

**INFORMATION RELATING TO APPLICATION REF: HGY/2006/0001
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/09/2006**

Location: Rear of 6 Church Road N6

Proposal: Erection of a single storey three bedroom dwelling and removal of a Red Horse Chestnut Tree that is subject to a Tree Preservation Order.

Recommendation: Grant subject to conditions.

Decision An appeal for non determination has been received. The Council is not able to make a decision once an appeal has been lodged but would have approved the application subject to the conditions below if an appeal had not been lodged.

Drawing No.s 148/001 Rev B & 148/002B.

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. 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. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any works commence on site. Samples should include sample panels or brick and wood types 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

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development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. Notwithstanding the details contained in the application full details of the sedum roof covering shall be submitted to and approved in writing by the Local Planning Authority, such covering as approved to be installed prior to occupation of the house and permanently maintained and retained thereafter.

Reason: In the interests of visual amenity and in order to protect the character of this historic garden

5. 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 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 Planning 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.

6. The existing trees on the site, not scheduled for removal in this application, shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

Reason: In order to safeguard the trees in the interest of visual amenity of the area.

7. The protective fencing works required in connection with the protection of the trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed, prior to any building or demolition works commencing on site, 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.

8. An engineering drawing of the foundation design of the

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dwelling with 1:50 cross section drawings showing existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority, prior to any works commencing on site.

Reason: In order to ensure appropriate protective measures are implemented to safeguard the Oak tree that is subject to a Tree Preservation Order.

9. No materials, supplies, or plant machinery shall be stored or parked and no access shall be allowed within tree protection zones without the prior approval of the Council's Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to safeguard the existing trees on the site.

10. A method statement including, the chronology of events with regard to tree protection, the details of the method of demolishing the existing foundations on site, the location of the site compound and storage area, the location of the area where the mixing of materials will take place and details of service runs shall be submitted to and approved by the Local Planning Authority before any works commence on site, this method statement shall then be implemented as agreed. A pre-development commencement site meeting must take place with the Architect, the Local Authority Arboriculturist, the Planning Officer and all contractors present, to confirm the protective measures to be implemented.

Reason: In order to safeguard existing trees on the site in the interests of visual amenity.

11. 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.

12. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 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.

13. Details of lighting for footpaths and any other external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to completion of the development hereby approved and such works shall be carried out as approved prior to the occupation of the building.

Reason: To ensure that the development provides a safe and secure environment for users, to protect the amenities of neighbours and to protect the character of this historic garden.

14. No boundary fencing is to be erected on site until precise

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details and plans have been submitted to, and approved in writing by, the Local Planning Authority prior to any works commencing on site. Such an approved scheme shall be carried out and implemented in strict accordance with the approved details.

Reason: To protect the amenity of the area.

15. The dwelling hereby approved is to have a maximum height of 3.6 metres.

Reason: To protect the amenity of the area.

16. The double garage hereby approved is to be retained as such and shall not be converted to habitable living space without the prior consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site.

17. An Arboriculturist must be retained to monitor works on site that may affect trees such as works within the Root Protection Area.

Reason: To protect the trees on site.

18. No fires are to be lit anywhere on site before, during, or after the construction process.

Reason: To protect the trees on site.

INFORMATIVES

(i) The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

(ii) 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

The proposal at Rear of 6 Church Road, N6 for the erection of a single storey three bedroom dwelling and removal of a Red Horse Chestnut Tree that is subject to a Tree Preservation Order complies with Policies HSG1 'New Housing Developments'; HSG9 'Density Standards'; HSG10 'Dwelling Mix'; UD1A 'Sustainable Design and Construction'; UD2 'General Principles'; UD3 'Quality Design'; CSV1A 'Development in Conservation Areas'; OS16 'Tree Protection, Tree Masses and Spines'; and M10 'Parking for Development' within the Haringey Unitary Development Plan. It is therefore considered appropriate that Planning permission be granted.

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	This application was not considered and deferred to the next meeting.	
PASC72.	NEW ITEMS OF URGENT BUSINESS There were no items of urgent business submitted.	
PASC73.	SITE VISITS None requested.	
PASC74.	DATE OF NEXT MEETING Special PASC, Thursday 12 October 2006 at 7:00pm. The meeting ended at 10:30pm.	

COUNCILLOR SHEILA PEACOCK

Chair