

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE  
TUESDAY, 17 APRIL 2007**

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

Also Present: Councillor Dobbie

\* Members present

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PASC198.</b>	<b>APOLOGIES</b>  Apologies for lateness were received from Cllrs Demirci and Hare.	
<b>PASC199.</b>	<b>URGENT BUSINESS</b>  None received.	
<b>PASC200.</b>	<b>DECLARATIONS OF INTEREST</b>  Cllr Dodds declared an interest in the decision to be taken under agenda item 10. "I am a Member of CAMRA (Campaign for Real Ale) who publicly campaign against the closure of public houses. I must therefore declare a personal but not prejudicial interest and therefore not take part in the consideration of this application".	
<b>PASC201.</b>	<b>DEPUTATIONS/PETITIONS</b>  None requested.	
<b>PASC202.</b>	<b>MINUTES</b>  PASC 190  Cllr Bevan advised that one of the reasons for refusal of the application was overlooking of the whole of the development and not just the school, however there had been greater emphasis placed on overlooking of the school. The committee agreed to this amendment of the minutes.  <b>RESOLVED</b>  That the minutes of the Planning Application Sub Committee held on 26 March 2007 be approved and signed as a correct record subject to the following amendment that the application be refused due to overlooking of the whole development.	
<b>PASC203.</b>	<b>DELEGATED DECISIONS</b>  Members were asked to note the decisions taken under delegated powers between 5 <sup>th</sup> and 25 <sup>th</sup> March 2007.	

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	<p><b>RESOLVED</b></p> <p>That the report be noted.</p> <p>Cllr Demirci entered the meeting at 7:05pm.</p>	
<p><b>PASC204.</b></p>	<p><b>PERFORMANCE STATISTICS</b></p> <p>The Committee was asked to note the decisions taken within set time targets by Development Control and Planning Enforcement work since the PASC meeting held on 26 March 2007. The Committee was particularly asked to note that the figures were either in line or slightly above targets.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	
<p><b>PASC205.</b></p>	<p><b>PUBLIC CONSULTATION ON THE DRAFT LAWRENCE ROAD PLANNING BRIEF (SPD)</b></p> <p>Officers presented the report and asked the Committee to note that in section 2.1 of the report the date of 21 May should read 7 May. Lawrence Road was a former employment area covering 3.76 hectares and covers West Green Road and Clyde Road. There was a significant number of buildings which were vacant and under utilised within ten minutes walk of Seven Sisters Station. Lawrence Road was formally within an industrial area protected by the UDP as an employment area. A survey had been carried out as part of a viability study of the area to gather facts about the established business community to be used in the production of a planning brief. The planning brief would guide future development of the area in respect of providing new homes and jobs.</p> <p>Cllr Hare entered the meeting 7:10pm.</p> <p>A timetable for the production of the planning brief was included within the report and detailed the consultation period from 7 May to the 18 June 2007. The timetable would conclude with the supplementary planning document being presented to a future meeting of PASC in August 2007.</p> <p>The Committee questioned the suitability for mixed uses which included residential and employment. Officers advised the Committee that market conditions had resulted in firms leaving the area and had prompted the area being re-designated from one of protected for solely employment uses to that of mixed use. The Committee also noted that the timetable for the production of the planning brief was due to conclude during summer recess – August 2007.</p>	

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	<p><b>RESOLVED</b></p> <p>That the recommendations as outlined within the report be agreed subject to the amendment of the conclusion of the timetable from August to September 2007.</p>	
<p><b>PASC206.</b></p>	<p><b>PLANNING APPLICATIONS</b></p> <p><b>RESOLVED</b></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><b>PASC207.</b></p>	<p><b>REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (26/03/2007): FORMER PUBLIC HOUSE, 159 PARK LANE N17</b></p> <p>The Committee was informed that this application had been deferred from the previous meeting of the PASC in order to have a site visit, which took place on 13 April 2007.</p> <p>The Officer presented the report stating that the application site was a two storey building that fronts onto both Park Lane and Somerton Grove. The proposal included the change of use of the ground floor, erection of extensions at the lower ground and ground floor level and conversion of the property.</p> <p>The site had been vacant for over one year and was suitable for residential use as it had a playground to the rear, community facilities and shops. The site was not identified as suffering from parking pressure and was outside the Park Lane parking restriction.</p> <p>The Committee questioned Officers on the proposed plans which were below the required minimum floor space. Officers confirmed that some of the units were below the minimum floor areas, however the individual room sizes were acceptable. The Committee also noted that the development was not large enough to provide on site parking although the area was not identified as suffering from parking pressure. It was also noted that concern was expressed regarding the lack of amenity area to the rear of the proposal.</p> <p>The Chair moved that the Committee consider the recommendations to grant the application. On a vote their was an unanimously decision to refuse the application.</p> <p><b>RESOLVED</b></p> <p>That the application be refused for the following reasons:</p>	

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1. The site was over developed and there was an over intensive sub division of the units.
2. Too many sub standard units
3. No provision for parking.
4. Insufficient amenity space.

INFORMATION RELATING TO APPLICATION REF:  
HGY/2007/0242  
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED  
17/04/2007

Location: Former Public House, 159 Park Lane N17

Proposal: Change of use of ground floor, erection of extensions at lower ground and ground floor level and conversion of property into 5 x one bed, 3 x two bed and 1 x three bed self contained flats.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Refused

Drawing No's: 664/SL01, 664/SL02, 664/PL01, 664/PL02, 664/PL03, 664/PL04, 664/PL05, 664/PL06 & 664/PL07.

Reasons:

1. The proposed conversion of the property into 9 self contained units would amount to excessive sub-division of the property and consequent over intensive use of the units proposed, 7 would provide no windows to bathrooms and 5 fall below the standards indicated in SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes', in addition the number of units proposed is considered excessive in relation to the limited size of the amenity space within the rear yard of the site curtilage: such amenity space being further eroded by the proposed extension of the building into the rear yard to form flats 1 and 2. As such the development would be contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan.

2. The proposed development does not make provision by way of a Section 106 Agreement, for a contribution to Educational provision arising from the number of flats on the site or Environmental improvements to compensate for the inadequate on-site amenity space. As such the scheme would be contrary to Policies UD8 'Planning Obligations' of the Haringey Unitary Development Plan and SPG10c 'Educational Needs Generated by New Housing' and SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations'.

Section 106: No

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<p><b>PASC208.</b></p>	<p><b>WOOD GREEN SHOPPING CITY, HIGH ROAD N22</b></p> <p>The Committee received a presentation on the report for this application. The application site comprised part of the Mall Shopping City, adjoining service yards to the centre and a recently vacated petrol filling station. The proposal was to extend the Mall, Wood Green Shopping Centre, to include the erection of a new retail store.</p> <p>The officer stated that the proposal included a three storey extension adjacent to the existing Shopping City and the multi-storey car park with main shopper access from within the existing shopping mall. It would be sited on the existing service yard, a steel framed building with coloured cladding panels and a flat Green roof. The new service yard would be sited on the filling station and car sales site at the corner of Mayes Road and Caxton Road. There would also be a ground source heating and cooling system beneath the new service yard.</p> <p>In terms of traffic impact delivery lorries would access the service yard from Mayes Road instead of Caxton Road and this was seen as an improvement. It was felt that there would not be any adverse impacts on residential amenity arising from the operation of the department store.</p> <p>There were 21 conditions attached to this application and Officers advised the Committee that there were some small amendments to 3 of the conditions.</p> <p>The Committee questioned officers on the proposal and raised concern regarding the tabled plans that it was a major development and difficult to get an overall picture of how the site would eventually look. The Committee requested a site visit in order to have a more detailed discussion on the proposal on site. Members also requested an updated report be provided to include the small amendments to the conditions.</p> <p><b>RESOLVED</b></p> <ol style="list-style-type: none"> <li>1. That consideration of the application be deferred pending a site visit.</li> <li>2. That an updated report be submitted to the meeting of the PASC detailing the amended conditions.</li> </ol>	
<p><b>PASC209.</b></p>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>There were no new items of urgent business submitted.</p>	
<p><b>PASC210.</b></p>	<p><b>SITE VISITS</b></p> <p>The site visit for Wood Green Shopping City application will take place on Friday 27 April 2007 at 9:30am. Members are requested</p>	

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	to meet outside the front entrance to Pearsons on Wood Green High Road N22.	
<b>PASC211.</b>	<b>DATE OF NEXT MEETING</b>  Monday 30 April 2007 at 7:30pm ~ special meeting. Monday 14 May 2007 at 7:00pm ~ scheduled meeting. Thursday 17 May 2007 at 7:00pm ~ special meeting.  The meeting ended at 8:15pm.	

COUNCILLOR SHEILA PEACOCK

Chair