

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 MAY 2007**

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

Also Councillors Whyte and Haley.
Present:

* Members present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC219.	APOLOGIES Apologies for absence were received from Cllr Beacham for whom Cllr Whyte was substituting and for lateness from Cllr Bevan.	
PASC220.	URGENT BUSINESS None received.	
PASC221.	DECLARATIONS OF INTEREST There were no declarations of interest received.	
PASC222.	DEPUTATIONS/PETITIONS None received.	
PASC223.	MINUTES RESOLVED That the minutes of the PASC meetings held on the following dates were agreed and signed as a correct record: 1. Scheduled PASC ~ Tuesday 17 April 2007 2. Special PASC ~ Monday 30 April 2007	
PASC224.	DELEGATED DECISIONS Members were asked to note the decisions taken under delegated powers between 26 March 2007 and 22 April 2007. RESOLVED That the report be noted.	
PASC225.	APPEAL DECISIONS The Committee noted the outcome of 1 appeal decision determined on 15 March 2007 by the Department for	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 MAY 2007**

	<p>Communities and Local Government which was upheld. The Officer advised that the Inspector had determined that the rear dormer window would not cause harm to the character and appearance of the area.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PASC226.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the decisions taken within set time targets by the Development Control and Planning Enforcement since the 17 April 2007 Committee meeting. All major, minor and other applications were above the Haringey performance target.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PASC227.</p>	<p>PLANNING APPLICATIONS</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>PASC228.</p>	<p>SAINSBURYS, WILLIAMSON ROAD N4</p> <p>The Committee received a presentation on this proposal which was an existing supermarket on Williamson Road adjoining Green Lanes shopping area. Immediately adjoining the access way was the recently developed extension to Homebase and a small retail park.</p> <p>The proposal was for a single storey extension to the existing store, installation of a new shop front and reconfiguration of the car park with associated works. The proposed development would contribute beneficially to the varied retail provision on the site by giving it greater range. It was considered that the extension would relate well to the location in respect of scale, height, design, external materials and finishes.</p> <p>It was also considered that the proposal had no adverse impact upon local traffic conditions, amenity, the safety of pedestrians and the viability of the local shopping centre.</p> <p>The Officer advised the Committee that the S106 Legal agreement would also include:</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 MAY 2007**

- The provision of car parking management, time limited customer parking with the use of pay and display meters.
- A travel plan whereby the measures would be monitored and this had been agreed with the applicant.

The Committee questioned officers on the amount of dedicated parking space for customers and whether the number of cycle racks could be increased. Officers responded by informing the Committee that the proposal comprised a reduction of 10% of the parking space and there would be 406 spaces retained. The applicant had carried out a survey on the current use of the car park and had concluded that on two separate days the car park had only been in use for 43% and 55% of the time respectively. Members were advised that the provision for 20 cycle racks was adequate. The minimum requirement in the 2006 UDP was 13, however members could request more. Members agreed to increase the number of cycle racks to 40.

The Committee after viewing the site plans agreed to the following additional conditions:

1. The car park should be landscaped with extra trees.
2. Solar (Thermal) panels to be installed where possible.
3. The development should use recyclable materials where possible.
4. Recycling of grey water.
5. Increase the provision of cycle racks from 20 to 40.

Members further requested feedback on all applications which included a travel plan where annual monitoring of measures was undertaken. The Committee agreed to receive a report on all travel plans and how they were monitored at a meeting of the Planning Committee to be held on Tuesday 6 May 2008.

RESOLVED

1. That the application be granted subject to conditions and the above additional conditions and subject to a Section106 legal agreement.
2. That a further report be received at the meeting of the Committee on 6 May 2007, detailing all travel plans and how they were monitored.

Cllr Haley entered the meeting at 7:45pm.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0358
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
14/05/2007

Location: Sainsbury's, Williamson Road N4

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 MAY 2007**

Proposal: Erection of single storey extension to existing store, installation of new shopfront and reconfiguration of car park with associated works.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: CHQ/06/6723/001, 002D, 003, 005 & 006B.

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. 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.
5. Within the extended supermarket hereby permitted the level of comparison goods shall not exceed 36% of the total net sales area of the building.
Reason: In order to protect the viability of the District Centre.
6. That details of the soft landscaping of the car parking areas associated with the retail store including the planting of suitable species of trees shall be submitted and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme shall be implemented and permanently retained to

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 MAY 2007**

	<p>the satisfaction of the Local Planning Authority. Reason: In order to improve the visual amenity and biodiversity of the car parking areas.</p> <p>7. That details of a scheme for the provision of thermal panels shall be submitted to and approved by the Local Planning Authority prior to the commencement of works. Such detailed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority. Reason: In order to ensure a sustainable development.</p>	
<p>PASC229.</p>	<p>UNIT A, TOTTENHAM HALE RETAIL PARK, BROAD LANE N15</p> <p>Officers presented the report and informed the Committee that the site comprised Unit A, a new unit currently under construction within the Tottenham Hale Retail Park. The proposal was internal works to increase the gross floorspace of Unit A by 939m² to be used for retail purposes and the addition of a front elevation fire exit door.</p> <p>The Committee was reminded that on 12 December 2006, planning permission had been granted for the creation of a mezzanine floor within the existing unit 7B. The applicant had submitted a unilateral undertaking as part of their application which meant the applicant would not construct the mezzanine floor of 929m² approved to Unit 7B, if this application on the new Unit A was approved. The net increase in floorspace would be zero and therefore the impact on the retail park would be neutral.</p> <p>Cllr Bevan entered the meeting at 7:52pm.</p> <p>Members questioned officers on the application and it was noted that the granting of this application was a straight exchange between the two Units.</p> <p>The Committee decided to grant the application subject to conditions and signed unilateral agreement under Section 106.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/0527 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 14/05/2007</p> <p>Location: Unit A, Tottenham Hale Retail Park, Broad Lane N15</p> <p>Proposal: Internal works to increase the gross floorspace of Unit A by 929m² to be used for retail purposes and the addition of a front elevation fire exit door.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Grant subject to conditions</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 MAY 2007**

	<p>Drawing No's: 6811 PL 600, 602 & 603.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 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. The mezzanine floorspace hereby approved shall have a gross floor area not exceeding 929 square metres and shall be used for non-food retail purposes only. Reason: To ensure the proper use of the mezzanine hereby approved. <p>REASONS FOR APPROVAL</p> <p>In the light of the unilateral undertaking submitted with the application not to construct the approved mezzanine at unit 7B of the same size, the net effect of the proposal is considered to be neutral and therefore complies with national and local policies applying to the retail park.</p> <p>Section 106: No</p>	
<p>PASC230.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business submitted.</p>	
<p>PASC231.</p>	<p>SITE VISITS</p> <p>Site visits for applications to be considered at the Planning Committee on 11 June 2007 will take place on Friday 8 June 2007 from 9:30am.</p>	
<p>PASC232.</p>	<p>DATE OF NEXT MEETING</p> <p>Thursday 17 May 2007 ~ Special PASC.</p> <p>Provisional dates for the next municipal year 2007-08 pending approval at the Council AGM on 21 May 2007:</p> <p>Monday 11 June 2007</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 MAY 2007**

	<p>Monday 9 July 2007 Monday 3 September 2007 Monday 1 October 2007 Monday 5 November 2007 Tuesday 4 December 2007 Monday 7 January 2008 Monday 11 February 2008 Monday 3 March 2008 Tuesday 1 April 2008 Tuesday 6 May 2008</p> <p>The meeting ended at 8:00pm.</p>	
--	--	--

COUNCILLOR SHEILA PEACOCK
Chair