

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 SEPTEMBER 2007**

Councillors: *Peacock (Chair), *Adamou, Alexander, *Bevan, *Beacham, *Dodds (Deputy Chair), *Hare, *Patel, and *Weber

Also Present: Councillor Williams, Bull, Butcher and Santry

* Members present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC43.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Alexander for whom Cllr Williams was substituting.</p>	
PC44.	<p>URGENT BUSINESS</p> <p>None received.</p>	
PC45.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Bevan declared an interest in respect of agenda item 16 as he was on the Board of The Lea Valley Park Authority, had no involvement with the planning committee of The Park Authority. His position was that he genuinely believed that he had only a personal interest. However, he decided not to take any part in the consideration of this application. This was a matter of caution and to avoid any possible controversy concerning public perception on this application.</p>	
PC46.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PC47.	<p>MINUTES</p> <p>PC36.</p> <p>The Committee was advised that on page 9, paragraph 4, Officers had agreed to look into the cumulative effects of a number of small developments on an area as a whole and advise whether it was a reason to refuse an application. Officers responded that although they did not recollect this a response would be given to the next meeting of the Committee.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That officers look into whether it was possible to refuse an application based on the cumulative effects of a number of small development on an area as a whole. 	

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	<p>2. That the minutes of the Planning Committee meeting held on 9 July 2007 were agreed and signed as a correct record.</p>	
<p>PC48.</p>	<p>APPEAL DECISIONS</p> <p>The Committee noted the outcome of 38 appeal decisions determined by the Department for Communities and Local Government during June and July 2007, of which 16 (42%) were allowed and 22 (58%) were dismissed. The Committee was also informed that there had been quite a variety of decisions issued by the planning inspectorate e.g. 235 Archway Road and a day nursery were both dismissed however, 540 Lordship Lane was allowed on appeal.</p> <p>The Committee noted that with respect to allowed appeals over a period of time the Inspectorate did not agree with the Committee's opinion on the effects on the character of an area or the HMO effect on living conditions. The Inspectorate had always allowed the appeals predominantly in the East to middle of the borough. The Inspectorate did not seem to see this as significant and the Committee requested that this be looked at. Officers responded by informing the Committee that living conditions were governed by the standards in the SPG3. Recommended room sizes were only recommendations and were not cast in stone. It was only in extreme cases that the Inspectorate would dismiss an appeal if the sizes were marginal the Inspectorate would allow the appeal. The Officer further advised that it was possible to approach the Inspectorate where it could be demonstrated that a number of cases the Inspectorate had been lenient and request them to comment. Unless there were errors in the Law there was not anything the Authority could do about the Inspectorate's decisions.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC49.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions taken under delegated powers by the Heads of Development Control (North and South) and the Chair of the Planning Committee determined between 18 June and 12 August 2007.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC50.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the decision taken within set time targets by Development Control and Planning Enforcement</p>	

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	<p>since the 9 July Committee meeting.</p> <p>Officers informed the Committee that the performance targets were generally met however, minor applications were below the Haringey target for July. With respect to appeals against refusal of planning permission 33% of appeals were allowed on refusal and 67% of appeals were dismissed on refusal. The Haringey target was 70% dismissals.</p> <p>It was noted that Members had agreed and requested to see a rolling 12 month period of performance statistics. Officers advised that this was being worked on and would be presented at the meeting following the next Committee.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That a rolling 12 month period of statistics be provided at the meeting following the next Committee. 2. That the report be noted. 	
<p>PC51.</p>	<p>DRAFT LAWRENCE ROAD PLANNING BRIEF AND SUSTAINABILITY APPRAISAL</p> <p>The Committee received a presentation on the Draft Lawrence Road Planning Brief (SPD) and Sustainability Appraisal. Officers informed the Committee that the report detailed the outcome of the draft planning brief as a supplementary planning document.</p> <p>Lawrence Road was adjacent to Clyde Road to the north and West Green Road to the South and surrounded by the Clyde Road Conservation Area. The original area was defined as an employment area. As part of the UDP review research into the employment use of the area decided it should be changed to a mixed use employment and residential area. The planning brief set out the framework for future development along the Road and set out a guide for developers in preparing planning applications. As part of the planning brief a sustainability appraisal was carried out on the impact of the draft brief assessed in respect of its sustainability effects indicated a mixed use scheme would result in more sustainable forms of development.</p> <p>On the 17 April 2007 the draft brief was presented to the Planning Committee. The public consultation process in respect of the Draft Planning Brief commenced on 7 May 2007 and concluded on 18 June 2007. Paragraph 11.4 detailed the main responses, 250 comments from 33 respondents were received. The key issues raised as part of the consultation; planning, housing, density, conservation area, amenity space and crime in the area. The Planning Brief was amended and took account of the public consultation exercise. The Draft Brief included the protection of existing employment in the area of 300.</p>	

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	<p>The Committee was asked to note the amendments to the Draft Lawrence Road Planning Brief and agree the amended Draft Lawrence Road Planning Brief and Sustainability Report be adopted by Cabinet as a SPD.</p> <p>RESOLVED</p> <p>That the recommendations outlined in the report be agreed.</p>	
<p>PC52.</p>	<p>WOODBERRY DOWN ESTATE - PLANNING APPLICATION FOR OBSERVATIONS TO LB HACKNEY</p> <p>The Committee was asked to note the observations sent to the LB of Hackney on behalf of the Committee relating to a planning application lodged in their borough. The application proposed the redevelopment of the Woodberry Down Estate, involving the demolition of the majority of the existing buildings and their replacement with 4,644 new homes, retail, commercial, community floor space and new civic spaces. The LB of Hackney had not reported the matter to their own Committee.</p> <p>The Council's observations included the relationship between this Borough and the Application Site. The main issues that would affect this borough as a result of the proposed development were;</p> <ul style="list-style-type: none"> • Density – would rise from 265 to 540 habitable rooms per hectare. There was concern that this increase in residential density would impact upon existing community support facilities in Haringey, particularly in terms of secondary education. • Education – No additional secondary provision was made within the application area. • Transportation – There was concern that the inevitable supplementary traffic the development would generate would have an adverse effect on the capacity of Green Lanes and Seven Sisters Road. • Visual impact – that tall storey buildings shown as the closest to Haringey would not adversely affect the existing amenity of the properties in this borough closest to the application site. <p>The Chair advised that Cllr Kober had requested her to comment on the consultation. The LB of Hackney had not consulted on the application however, Haringey had notified local residents. Cllr Kober requested that the Committee ask the LB of Hackney to extend their consultation so that local residents could respond.</p> <p>Officers informed the Committee that any further comments could be informed in an addendum letter to the LB of Hackney.</p>	

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	<p>RESOLVED</p> <p>That the observations made to the LB of Hackney be noted.</p>	
<p>PC53.</p>	<p>PLANNING APPLICATIONS</p> <p>RESOLVED</p> <p>That the decisions of the Planning Committee on the planning application and related matters be approved or refused with the following points noted.</p>	
<p>PC54.</p>	<p>REFERENCE FROM PLANNING COMMITTEE (09/07/2007): SITE ADJACENT 1 MOUNT PLEASANT VILLAS N4 4HH</p> <p>The Committee was informed that the proposal site consisted of a row of semi-derelict garages situated at the rear of number 1 Mount Pleasant Villas. The site was located within the Stroud Green Conservation Area. It was considered that the height, bulk and mass of the proposed houses would not appear over dominant and could barely be seen from the street. The positioning, scale and design was considered not harmful to neighbouring occupiers in relation to potential loss of sun and daylight or loss of privacy.</p> <p>The committee questioned officers on the hard surfaces and whether they would be permeable, the density figure of the proposed development and whether designing out crime had been considered by the developers. Officers advised that the surfaces could be made permeable and that this could be added as a condition. The density figure for the development was 250 habitable rooms per hectare which was within planning policy.</p> <p>The Committee received objections to the proposed development from residents of Holly Park Estate whom objected on the grounds that residents were not consulted on this second application. The proposed development would block out sunlight and there would be a loss of privacy. The objections made by Thames Water were in the first proposed scheme but were not included in the report for this development. There would also be a loss of nature and conservation area value.</p> <p>The applicant responded by informing the Committee that they had consulted with the residents of Holly Park Estate about the changes they would be proposing to the new application. A building survey had been carried out and there was no effect on the sunlight. The Arboricultural officer's report stated that the new proposed development could be constructed without damage to existing trees. The proposed development would enhance the visual amenity as an ecological development of good design.</p> <p>Cllr Butcher addressed the Committee and made the following</p>	

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comments regarding the proposed application. There was confusion around the two applications, there were a number of objections received from residents, objections to the building of an inappropriate number of units on the site, concerns about access, issues around why the garages fell derelict and that residents had raised concerns about overlooking.

The Committee raised several issues they wanted conditioned. It was agreed to clarify the conditions before the decision to grant the application. Conditions to be included where as follows: That permeable surfaces be provided as part of the development, a communal satellite dish be provided and the tree cover should be retained in winter and strengthened with evergreen shrubbery.

A wooden picket fence along the railway line to be installed in place of the wall as inconspicuous as possible. Officers informed the Committee that the wall was not within the application site however, could be included as an informative and also that the gate at the entrance to the site the applicants were happy not to include again this would be an informative.

The Committee agreed to grant the application subject to conditions, a S106 Legal Agreement, the above additional conditions and informatives.

At this point in the proceedings Cllr Hare requested his objection be noted that residents were not allowed to attend site visits and felt it would be helpful to get their comments.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0598
FOR PLANNING COMMITTEE DATED 03/09/2007

Location: Site Adjacent 1 Mount Pleasant Villas N4

Proposal: Demolition of existing garages and erection of 9 x 3 storey houses (7 x three bed, 2 x two bed) and provision of 9 car parking spaces, cycle storage and associated works.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: PP-01 - PP-06, PP-08a, 9a, 10a, 11a, 12a, 15a, 16a, 17a, 18a, 19a, 20a, 21a, 22a, 25a, -PP-27.

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. 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.

4. The site hoarding must be constructed as recommended in Figure 2, BS5837:2005. It must be installed prior to commencement of any construction activities on site and be retained in place until completion.

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

5. Tree protection on site must also incorporate the existing concrete hard standing. It must be retained to a minimum distance of 7.5m from T8 and T9 to provide adequate protection for their recommended RPA's.

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

6. A Tree Protection Plan (TPP) which clearly indicates where fencing and ground protection will be installed must be submitted and approved in writing by the Local Planning Authority in line with the requirement of BS5837:2005. It should also indicate the location of site buildings, storage areas, and areas where materials will be mixed, such as concrete.

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

7. The protective fencing and ground protection must be inspected by the Council Arboriculturist, prior to any works commencing on site. No fencing or ground protection will be moved unless with prior agreement of the Council Arboriculturist.

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

8. The foundations must be designed using a pile and ground beam construction to minimise any detrimental effects on the retained trees.

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

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9. A pre-commencement site meeting attended by (Architect, Consultant Arboriculturist, Planning Officer, Council Arboriculturist and Site manager) to confirm all the protection measures to be installed for trees.

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

10. 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.

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 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'.

13. That a detailed scheme for the provision of refuse, waste storage and recycling 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.

14. A site history and soil contamination report shall be prepared; submitted to the Local Planning Authority and approved before any works may commence on site.

Reason: In order to protect the health of future occupants of the site.

15. That the hard surfaces in the proposed development shall be permeable to rain water details of a scheme for which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works and thereafter. Such agreed scheme to be implemented and retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that rainwater is able to run off into the ground

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thereby reducing the amount of surface water run off in the local drainage system.

16. That the scheme shall be provided with a communal satellite dish system to service all the proposed housing units.

Reason: In order to ensure a satisfactory appearance of the proposed development.

17. That the proposed tree cover at the boundaries of the site shall be supplemented in winter by including the planting of evergreen species details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to improve the degree of screening of the scheme in winter when viewed from the surrounding area.

18. That details of a scheme for the provision of a wooden picket style fence along the boundaries of the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. Such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure satisfactory boundary treatment of the proposed development.

19. That details of a scheme for the provision of 12 secured and covered bicycle parking spaces shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory level of provision for cycle parking in the proposed development.

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.

INFORMATIVE: 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'.

INFORMATIVE: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before

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	<p>such works commence.</p> <p>INFORMATIVE: The applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes discharge to a public sewer, prior approval from Thames water Developer Services will be required. They can be contacted on 0845 850 2777. Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>INFORMATIVE: That consideration should be given to the rebuilding of the boundary wall adjacent to the rail land and bridge in appropriate materials.</p> <p>INFORMATIVE: That the proposed entrance may be gated or not dependant upon the final decision of the applicants in the circumstances pertaining at the time.</p> <p>INFORMATIVE: That the entrance crossover area should be repaved with granite setts.</p> <p>REASONS FOR APPROVAL</p> <p>The development would not be visually intrusive when viewed from neighbouring residential properties. In addition, the materials proposed for this development within the conservation area is acceptable. The revised proposal has been assessed against and found to accord with Council policies, especially UD2 'Sustainable Design and Construction', UD4 'Quality Design', CSV1 'Preservation and Enhancement of Conservation Area', UD3 'General Principles', CSV1 'Development in Conservation Areas', HSG9 'Density Standards', M10 'Parking for Development' also Supplementary Planning Guidance 1a 'Design Guidance and Design Statements', Supplementary Planning Guidance 2 'Conservation and Archaeology', Supplementary Planning Guidance 3a 'Density, Dwelling Mix, Floorspace Minima, Extensions and Lifetime Homes' and Supplementary Planning Guidance 3b 'Privacy / Overlooking, Aspect / Outlook & Daylight / Sunlight' of the Haringey Unitary Development Plan.</p> <p>Section 106: Yes</p>	
<p>PC55.</p>	<p>REFERENCE FROM PLANNING COMMITTEE (09/07/2007): SITE ADJACENT 1 MOUNT PLEASANT VILLAS N4 4HH ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of existing garages and erection of 9 x 3 storey houses (7 x 3 bed and 2 x 2 bed) and provision of 9 car parking</p>	

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	<p>spaces, cycle storage and associated works. The Committee agreed to grant Conservation Area Consent as planning permission for the application outlined in PC54 above was granted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/0599 FOR PLANNING COMMITTEE DATED 03/09/2007</p> <p>Location: Site Adjacent 1 Mount Pleasant Villas N4</p> <p>Proposal: Conservation Area Consent for demolition of existing garages and erection of 9 x 3 storey houses (7 x three bed, 2 x two bed) and provision of 9 car parking spaces, cycle storage and associated works.</p> <p>Recommendation: Grant subject to conditions and Legal Agreement</p> <p>Decision: Grant subject to conditions and Legal Agreement</p> <p>Drawing No's: PP-01 - PP-06, PP-08a ,9a, 10a, 11a, 12a, 15a, 16a, 17a, 18a, 19a, 20a, 21a, 22a, 25a, -PP-27.</p> <p>Conditions:</p> <p>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.</p> <p>2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides. Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed demolition is not contrary to Council policies, especially UD4 'Quality Design', CSV1 'Preservation and Enhancement of Conservation Areas', UD3 'General Principles', CSV1 'Development in Conservation Areas' and Supplementary Planning Guidance 2 'Conservation and Archaeology' of the Haringey Unitary Development Plan.</p> <p>Section 106: Yes</p>	
<p>PC56.</p>	<p>HESTA ANNEXE SITE (R/O 34-52 GREAT CAMBRIDGE ROAD), WHITE HART LANE N17 7BT</p>	

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The Officer informed the Committee that this application site was a backland site located behind a shopping terrace fronting Great Cambridge Road. The site would bring about the re-use of what was currently under used land. The scale, height and bulk of the development was considered to be in keeping with the existing residential developments in the surrounding area. It was also considered that eleven car parking spaces was adequate for a development of this scale, that also included parking for twelve bicycles.

The Committee raised concern regarding the car park to the north of the site and suggested that the developer should plant trees there to improve the visual amenity. The Officer assured the Committee that Section 106 money would be spent on the area surrounding the site and that the developer paid for landscaping.

Objectors addressed the committee and advised that in their petition they -had requested small bungalows be built on this site or a doctor's surgery enclosed in a 12 – 15ft wall. This request was not reflected in the proposed application, the houses were evasive and the land too small for extensive building. The area already suffered with high noise levels from the Great Cambridge Road and White Hart Lane, there was high density in this part of the borough and the application did not consider the local infrastructure.

Cllr Santry addressed the Committee and requested a deferral of the application for the following reasons:

1. That the site location was unusual, accessed by a service road exceptionally narrow. The site already had problems with dumped rubbish. There was a lack of joint working between the local flat residents and the shop owners.
2. There was also issues around transport on the site that had not been addressed as there would be an increase of cars on the site. There was also concern regarding how close the building was to the houses in Cavell Road.

Cllr Bull stated that the site was an eyesore that could be developed. He requested the Committee to look at what was proposed. Concern had already been raised about access to the site that was currently a rat run and traffic calming would not address this. He requested the Committee to defer a decision on the application so that the developers could reconsider the proposal.

The applicant addressed the Committee and responded by stating that this was the second application presented to the Committee. The current site was derelict, had been vandalised and was a place anti social behaviour had occurred. The proposed application

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would be opening up the site. With respect to noise this had been addressed as the scheme proposed was low rise and would make an improvement to the area. The houses would be family units with individual gardens and that this was the best proposal that had been put forward.

The Committee questioned why there was a change from the original proposal which was for houses only. The proposed application included flats. The applicant responded that they had been advised by planning to have a broad mix which would allow for key workers.

Cllr Dodds left the meeting at 9:45pm.

At this point the Committee viewed the site plans for this application.

Cllr Dodds re-entered the meeting at 9:50pm.

The Committee requested further conditions for a communal satellite dish, permeable surfaces and strengthening of conditions/informatives on fencing and landscaping.

The Chair moved a motion to grant the application. On a vote the Committee agreed to grant the application subject to conditions and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/1341
FOR PLANNING COMMITTEE DATED 03/09/2007

Location: Hesta Annexe (R/O 34 - 52 Great Cambridge Road), White Hart Lane N17

Proposal: Demolition of existing building and erection of single two-storey block comprising 3 no. four bedroom terraced houses, 2 no. three bedroom terraced houses, 4 no. two bedroom flats, 4 no. one bedroom flats, and provision of 11 car parking spaces and 12 bicycle stands.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: MBE/K07/2 01, 02 rev C, 03 rev A, 04 rev A, 05 rev A, 06 Rev B, 07, 08 Rev A, 09 & MBE/K07/1 10.

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; in particular, in accord with amended plans 06B and 08A submitted 3 September 2007.

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 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.

4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority. The hard surfacing for the hardstanding and paths shall be carried out using permeable surface materials.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

7. 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.

8. The development hereby authorised shall comply with BS 8220

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(1986) Part 1, 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' and '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'.

9. That a detailed scheme for the provision of 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.

10. All parts of the proposed development, including the five dwelling houses as well as the flatted part of 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.

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. 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.

13. The proposed key-operated bollards are to be relocated to a point 12metres into the site access off White Hart Lane, measured from the southern periphery of the adjoining footway.

Reason: To ensure the free flow of pedestrian movement along the adjoining White Hart Lane footway and minimise pedestrian-vehicle conflict at this location.

14. The proposed first floor window in the northern side (flank) elevation is to contain obscure glazing only and the obscure glazing shall be retained indefinitely.

Reason: To avoid any overlooking and to avoid a loss of residential amenity.

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15. Parking for cars and cycle storage facilities for not less than 12 cycles shall be provided in accord with the details submitted on Drawing No; K07/2/04 Revision A.

Reason: In order that satisfactory provision for car parking and cycle parking is made within the curtilage of the site, so as not to prejudice the safety and free flow of traffic on the neighbouring highways.

INFORMATIVE: The new development will require 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.

INFORMATIVE: Further to condition 4 above, the Council will be looking to see a planting scheme to include substantial screen planting on the northern and eastern boundaries of the site, including in the rear gardens of the new houses, in order to screen the site from existing properties in Cavell Road and White Hart Lane. The Council will also wish to see some planting of individual trees in the car parking area to the south of the application site, subject to the agreement of the site owners.

INFORMATIVE: Further to Condition 6 above regarding boundary treatment, a substantial screen fence shall be provided on the northern boundary of the site with the rear gardens of properties in White Hart Lane; you are advised to consult with the owners of these adjoining properties to reach an agreed solution to the provision of fencing here.

REASONS FOR APPROVAL

The redevelopment of this site for residential purposes will contribute toward the Council meeting its housing targets and also enable the re-use of a property that is currently vacant in line with advice in PPS3, The London Plan and Policy G3 'Housing Supply' and HSG1 'New Housing Developments' of the Unitary Development Plan 2006. The scale, height and bulk of the proposed development is considered to be in keeping with the existing residential development situated in the surrounding area. The proposed development would not detract from the residential amenity of any neighbouring properties and is consistent with Policies UD3 'General Principles' and UD4 'Quality Design'. The proposed development is considered to be consistent with Policy UD10 'Parking for Development' of the Unitary Development Plan 2006 and the Council's Transportation Team is satisfied with the proposed access and traffic arrangement subject to an appropriate condition. In terms of dwelling mix the proposed development is considered to be consistent with Policies HSG 1 'New Housing Developments' and HSG 10 'Dwelling Mix' and SPG 3a 'Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' and the proposed development with a density of 249 habitable rooms per hectare is consistent with Policy HSG 9 'Density Standards'.

Section 106: Yes

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<p>PC57.</p>	<p>GARAGES AT HAROLD ROAD/NEWTON ROAD, NEWTON ROAD N15</p> <p>The Committee was informed that this application had been considered in detail at the last meeting of the Committee held on 9 July 2007. The details of the proposed application had not changed.</p> <p>The Chair moved a motion to grant the application. The application was granted subject to conditions and a Section 106 Legal Agreement.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/1502 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 03/09/2007</p> <p>Location: Garages at Harold Road / Newton Road N15</p> <p>Proposal: Demolition of existing garages and erection of a two / three storey block comprising 1 x three bed and 2 x four bed houses and 2 x one bed flats, 1 x two bed flats, 3 x two bed flats and associated car park / external works.</p> <p>Recommendation: Grant subject to conditions and Legal Agreement</p> <p>Decision: Grant subject to conditions and Legal Agreement</p> <p>Drawing No's: 345/HR1 rev A, 2 rev C, 3 rev C & 4 rev C.</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. 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. 	

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

4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. Details of a scheme depicting those areas to be treated by means of hard landscaping, identifying those areas to be permeable, shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

7. 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.

8. A site history and soil contamination report shall be prepared; submitted to the Local Planning Authority and approved before any works may commence on site.

Reason: In order to protect the health of future occupants of the site.

Reason: In order to protect the health of future occupants of the site.

9. 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.

10. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently

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retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

11. That a detailed scheme for the provision of 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.

12. That details of solar powered external lighting to be provided within the development hereby approved shall be submitted to and approved in writing by the local Planning Authority prior to the commencement of the development.

Reason: To ensure appropriate external lighting provision within the estate.

13. The proposed development shall have a central dish / arial system for receiving all broadcasts for 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 prevent the proliferation of satellite dishes on the development.

14. That a scheme for the solar pre-heating of water to the houses hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved being commenced.

Reason: To ensure a satisfactory standard of development.

15. Notwithstanding the details shown in the drawings hereby approved, full details of cycle parking facilities shall be submitted to and approved in writing by the local Planning Authority prior to the development hereby approved being commenced.

Reason: To ensure a satisfactory level of cycle parking provision within the scheme.

REASONS FOR APPROVAL:

The application site is considered suitable for residential development in principle and so satisfies the requirements of Policies HSG1 'New Housing Developments' and HSG3 'Housing Supply' of the Unitary Development Plan 2006. The scheme is regarded as being of appropriate size, bulk and mix of unit type, is of good design quality, affordable housing provision and does not cause injury to existing amenity and thereby fulfils the requirements of Policies UD3 'General Principles', UD4

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	<p>'Quality Design', HSG4 'Affordable Housing', HSG9 'Density Standards', HSG10 'Dwelling Mix' and M10 'Parking for Development' of the Unitary Development Plan 2006.</p> <p>Section 106: Yes</p>	
<p>PC58.</p>	<p>BRIDGE OVER RIVER LEE NAVIGATION AND PYMMES BROOK, HALE WHARF, FERRY LANE N17</p> <p>The Committee was informed that the proposed footbridge spans the River Lee navigation channels and links Hale Wharf on the east side with Millmead Road on the west. The western side of the bridge comprised a narrow strip of the Lee Valley Regional Park, the Pymmes Brook and the towpath to the River Lee navigation. The application site fell within the Tottenham International Master Plan area and the proposal was to create a bridge over the River Lee navigation channel. The bridge would be fully accessible to pedestrians, limited mobility pedestrian and cyclists.</p> <p>The Committee requested further conditions be added:</p> <ul style="list-style-type: none"> • That the Pymmes Brook Channel should be subject to naturalisation. • That the bridge is high enough across the River Lee navigation. • That anti graffiti materials were used. • That a plan of how the bridge would be maintained across its length be submitted by the various parties <p>The Chair moved a motion to grant the application subject to referral to the GLA and subject to conditions. The application was agreed unanimously.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/1400 FOR PLANNING COMMITTEE DATED 03/09/2007</p> <p>Location: Bridge over River Lee Navigation and Pymmes Brook, Hale Wharf, Ferry Lane N17</p> <p>Proposal: Construction of a new footbridge across the River Lee Navigation and a 'green' bridge across Pymmes Brook and associated landscaping.</p> <p>Recommendation: Grant subject to conditions and subject to GLA</p> <p>Decision: Grant subject to conditions and subject to GLA</p> <p>Drawing No's: 1144-GAR1-099, 100</p> <p>Conditions:</p>	

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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. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. 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.

7. No development shall take place until details of the flood storage compensation scheme have been submitted to and approved in writing by the Local Planning Authority.

Reason: to prevent the increased risk of flooding to the site and third parties.

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8. To offset the loss of habitat caused by the development hereby approved, within the river corridor, a scheme for ecological mitigation and biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Mitigation for the proposed river crossings upon the river corridor of the River Lee navigation and Pymmes Brook.

9. Notwithstanding the details shown in the scheme hereby approved, details of physical mechanisms to assist mobility impaired and partially sighted pedestrians, such as bubble paving and other tactile surfacing, shall be submitted to, and approved in writing by the Local Planning Authority, prior to the commencement of the development hereby approved.

Reason: to ensure the adequate provision and safety of partially sighted/mobility impaired users.

10. That anti graffiti paint and materials shall be used on relevant surfaces and structures of the proposed bridge and surrounding structures.

Reason: In order to ensure the satisfactory appearance of the bridge and its surrounding structures.

11. That details of a scheme for the integration, landscaping and maintenance of the bridge and its surroundings in conjunction with the adjoining land owing authorities shall be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure the satisfactory appearance of the bridge and its surrounding structures.

12. That the bridge shall be constructed to a sufficient height above the Lee navigation to allow for normal water traffic to pass under it without hindrance.

Reason: In order to ensure that the River Lee navigation is fully navigable by normal watercraft.

13. That the Bridge and its subsidiary bridge over the Pymmes Brook shall not prevent the future naturalisation of the Pymmes Brook channel.

Reason: In order to ensure that the proposed Bridge and its subsidiary do not prevent naturalisation of the Pymmes Brook channel in the future.

INFORMATIVE: The applicant is advised to contact Thames Water Plc, Development Control, Asset Investment Unit, Maple Lodge, Denham Way, Rickmansworth, Herts, WD3 9SQ, tel. 01923 898072 regarding the potential effects of the development hereby approved on their apparatus.

REASONS FOR APPROVAL

The proposed bridge has been developed and designed in line with the masterplan adopted by the Council for the regeneration of the Tottenham Hale Area. The scheme complies with the appropriate local policies in the Unitary Development Plan 2006 and the appropriate policies within

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	the London Plan, including the policies relating to the Blue Ribbon strategy for London. Section 106: No	
PC59.	NEW ITEMS OF URGENT BUSINESS There were no new items of urgent business submitted.	
PC60.	SITE VISITS The next site visits will take place on Friday 28 September 2007 at 9:30am.	
PC61.	DATE OF NEXT MEETING Monday 1 October 2007. The meeting ended at 10:00pm.	

COUNCILLOR SHEILA PEACOCK
Chair