

**MINUTES OF THE PLANNING APPLICATIONS SUB COMMITTEE
MONDAY, 28 NOVEMBER 2005**

Councillors Davidson (Chair), Dodds, Engert, Hare, Newton, Peacock, Rice and Santry

Apologies Councillor Adamou, Basu and Bevan

Also Present: Councillor (none)

MINUTE NO.	SUBJECT/DECISION	ACTION BY
TEPG71.	APOLOGIES FOR ABSENCE (IF ANY)	
	Apologies were received from Cllrs Adamou, Bevan and Basu	
TEPG72.	DEPUTATIONS/PETITIONS	
	<p>Members agreed to receive a question from the Friends of Priory Park about a proposed Skate Park:</p> <ul style="list-style-type: none"> • The Friends of Priory Park, the vast majority of local residents and park users are opposed to the development of a skate park in Priory Park • Haringey Council appear determined that this should happen irrespective of the views of nearby residents. • The Planning Applications Sub-Committee is where the body of expertise within the Council lies with regard to planning matters. • Irrespective of the legality or not for the council to pursue this development through the Permitted Development route, will you, as our democratically elected representatives bring this project under your full remit and insist an application for the skate park be made to the sub-committee? <p>The Planning Officer responded as follows:</p> <ul style="list-style-type: none"> • The question is a little premature until Recreation have produced a scheme; which we understand won't be till just before Christmas • That permitted development exists; as planning permission has already been granted by Central Government for certain classes of development under Regulations applying across the whole 	

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	<p>country, and would exist for skateboard structures on Council owned land provided they are below the height of 4 metres and below the volume of 200 sq.m.</p> <ul style="list-style-type: none"> • That if the structures are above this size and need planning permission then full consultation would be carried out if a planning application is submitted; and • If planning permission is not needed then the objectors would need to take their case to whichever Committee/Executive eventually commissions/authorises the skateboard park 	
TEPG73.	<p>MINUTES</p> <p>That the minutes of the Planning Applications Sub Committees on 31 October be agreed and signed off.</p>	
TEPG74.	<p>PERFORMANCE STATISTICS FOR DEVELOPMENT CONTROL AND BUILDING CONTROL</p> <p>Noted that both local and central government targets had been met. Appeals allowed at 45% were higher than desirable this time.</p>	
TEPG75.	<p>DELEGATED DECISION MADE DURING OCTOBER 2005</p> <p>Noted</p>	
TEPG76.	<p>APPEAL DECISIONS MADE DURING OCTOBER 2005</p> <p>Members noted the dismissal of a decision on a backland site, which officers were very pleased about and 2 outcomes in the West of the Borough; one of which was for a Parasol in a beer garden; the other, a controversial shop front in Muswell Hill, which was felt to be out of character in an Edwardian Conservation Area. Councillor Peacock expressed her dissatisfaction at 2 4-storey blocks in Tottenham which had been allowed.</p>	
TEPG77.	<p>PLANNING APPLICATIONS</p> <p>RESOLVED</p> <p>That the decisions of the Sub Committee on the planning applications and related matters, as set out in the schedule attached to these minutes, be approved or refused, with the following points noted:</p>	

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1. The Lodge, Creighton Avenue N10

Several objectors were present representing Muswell Hill and Fortis Green Residents Association and the Friends of Coldfall Wood Playing Field. The ward councillor also spoke on behalf of his constituents. The objectors set out their concerns in that the application contravened the local planning brief and threatened the amenity, light and privacy of woods users; especially in that Coldfall Wood was ancient woodland which had never been cultivated or built on. They were also concerned about the bulk, mass and over-development abutting the footpath to the woods.

The applicant spoke in support of his application and advised members that he was an architect who wished to build a quality family home for his personal use. He had employed the services of London Conservation Services and felt that his scheme was of a high quality design and would enhance the area. His choice of materials was traditional, although the design was contemporary. Officers advised Members that although the scheme was not in accordance with the site's Planning Brief; it was open to applicants to apply to develop the site in a different way from that brief, and the application had to be determined in the light of UDP Policies, and it complied with a number of these, eg. on density and parking

There was some division between the members in reaching an agreement; ie the chair felt that the scheme was an enhancement to the existing area and Councillor Santry agreed. Councillors Hare, Newton and Engert sympathised with the objectors. The decision was voted on 5 to 3 in favour of approving the application.

2. Silver Industrial Estate, Reform Row N17

Members agreed to receive a late tabled memo from Councillor Stanton to Cllr Bevan about this item and the planning officer advised that the concerns set out had been addressed in pages 61 and 74 of the report, with regard to unit size, layout and stacking. There were no objectors present at the meeting and a recent DC forum had been very poorly attended. Councillor Dodds asked if some of the 106 funds could be allocated to improving the playground and nursery facilities at the local school and this was noted by the planning officers. Councillor Peacock also asked about the possibility of a naming tribute to the new development. Members noted an error on page 81 in that there should be no reference to a car free development in the 106 agreement.

The application was agreed with existing conditions, an additional condition re boundary treatment to the north

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boundary wall, a hard landscaping scheme (to be approved) and an informative that in the future the development would be car free (ie. no parking permits would be issued).

3. 14-16 Creighton Avenue N10

Members were advised that this application was the resubmission of a scheme previously recommended for refusal.

The residents of Pages Hill and Creighton Avenue outlined their concerns about this application in that they felt that the resubmission was not significantly different; it was still out of character with the residential area and street scene; the loss of amenity, overlooking and over-development; it was not affordable housing; and sited on a hazardous camber in the road. The ward councillor felt that the application should have been considered as a backland development and asked members of PASC to consider deferring a decision to after a site visit.

The applicant spoke in support of the development and explained to members that he had tried to use a sympathetic design and the new development would be set out so as vehicles could enter and leave the site in a forward direction. However, he was very happy for members to visit before making their decision. The transport officer commented that the camber on the road was not considered hazardous and the proposed entrance to the site was of satisfactory width.

Members agreed to defer a decision until after a site visit.

4. 14 Fountayne Road N15

Members were asked to note that this application was not in outline. The application was agreed and members were advised that their concerns about materials and energy efficiency had been covered in existing conditions. Cllr Peacock suggested a naming tribute to a local employer; Gestetner.

5. Harvey Mews, Harvey Road N8

The ward councillor spoke on behalf of the residents to set out their concerns about the loss of this car repair facility and also asked members to consider whether the section 106 agreement for Education, at just 0.8%, was sufficient. Officers advised members that this figure had been calculated using the old formula. This application had been submitted the day before the revised formula had been implemented and, under the new system; the contribution could be higher if Members considered that the £16,836 offered in the report was insufficient. The chair adjourned the meeting for 5 minutes for the applicant to discuss a revised figure with the planning officers. A new section 106

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agreement of £25,000 for Education was offered and accepted by members. The application was agreed subject to conditions; with informatives about the use of 'brown roofing' (ie. the use of a thicker layer of soil able to support taller plants), as opposed to 'green roofing' with sedum moss; a permeable car parking surface; and refuse and recycling.

6. Cecile Mews, r/o 60-88 Cecile Park N8 (4 applications)

Members were advised that this was a double application; that each application also included Conservation Area Consent for demolition and that one of them was subject to appeal. A similar application had been refused several months ago and was also the subject of an appeal; co joined to the recent one but no date had been set as yet. Members were advised that some 71 letters of objection had been received, including local ward councillors and the MP, with 15 more since the report had been published. Officers advised that they had received some late amended plans but it had been too close to the meeting to reconsider them. Members agreed to refuse the application for the reasons as set in detail on pages 151 and 152 of the report, in summary; the siting of unit 4 in proximity to the Oak Tree and the height, width and overlooking of unit 4.

7. Marsh Lane, N17

Members were asked to note an error on page 189 of the report in that the £50k improvements referred to should be £25k. Councillor Peacock advised members of a funding scheme to improve the Bus Shelter on the site. Cllr Hare commented on a similar scheme at the Highgate Control centre which had incorporated tree planting and Cllr Peacock suggested displaying a map of the nearby Tottenham Marshes and a possible naming tribute to the new development.

The transport officer commented that this scheme had been the subject of a bid to the Office of the Deputy Prime Minister for £365k improvements to the pedestrian area of Marsh Lane and that public transport was not pertinent to this development. Members noted that, for security, the development had to be as far away from the public area as possible.

The application was agreed, subject to existing conditions and 106 agreement, amended in respect of trees, landscaping, and permeability of the hardstanding and choice of materials.

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INFORMATION RELATING TO APPLICATION REF: HGY/2005/1633
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/11/2005

Location: The Lodge, Creighton Avenue N10

Proposal Demolition of existing park keeper's lodge and erection of 2 x 2 storey four bedroom dwellinghouses with rooms at lower ground and first floor level, with associated car parking and landscaping.

Recommendation GTD

Decision GTD

Drawing No.s 001-L-06A, 07A, 08A, 09A, 10A & 11A.

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 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 specification for tree protection measures, including protection for the oak tree inside Coldfall Wood between the site boundary and the public footpath and adjacent to Creighton Avenue, shall be submitted to and approved in writing by the local planning authority prior to any demolition or other building works commencing on site. Such specification to include details of design, height and distances from tree stems of the proposed

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protection, and an illustrative site plan. Such tree protection measures as approved to be fully implemented under the supervision of the Council's Arboriculturalist prior to any works commencing on site.

Reason: In order to ensure that appropriate protection measures are implemented to satisfactory standards prior to the commencement of works so as to safeguard existing trees on site.

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:

- 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.

6. Notwithstanding the details of parking shown on the approved drawings, further details for the provision of 2 parking spaces and on-site turning area shall be submitted to and approved by the local planning authority prior to work commencing on site. Such parking as approved shall be laid out prior to occupation of the houses and shall be retained thereafter.

Reason: In order to ensure that the proposed development does

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not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway, and to ensure the safety and well being of the oak tree referred to in Condition 4.

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. Details of proposed boundary treatment including all walls, fencing, gateways and means of enclosure shall be submitted to and approved in writing by the local planning authority prior to completion of the development hereby approved, such detailed work to be carried out as approved prior to occupation of the houses.

Reason: To ensure a satisfactory appearance and to protect the visual amenity and appearance of the locality.

9. Vehicle wheel washing facilities shall be provided on site prior to the commencement of any demolition or building work, and no work shall take place at any time that such wheel washing facilities are not operating.

Reason: To ensure that the implementation of this permission does not prejudice conditions of safety on the adjacent highway.

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

REASONS FOR APPROVAL

It is considered that, although there will be some loss of outlook from the large conservatory at the rear of no. 80, the impact on this house is acceptable, and complies with policy DES 1.9 "Privacy and amenity of neighbours". The development will not damage the ecology of the site or the surrounding area, and the impact of the building on Coldfall Wood is also acceptable, with the possible benefit of providing a greater sense of security for users of this part of the Wood, and the proposals therefore comply with policies OP 3.4 "Development adjacent to Green Belt, Metropolitan Open Land or significant local open space" and OP 4.1 "Protection of ecologically valuable sites and ecological corridors". The characteristics of the site indicate that it should be able to accommodate a modern design with contemporary materials without adversely affecting the street scene, and therefore the proposal largely complies with policies DES 1.2 "Assessment of design quality: fitting new buildings into the surrounding area" and DES 1.3 "Assessment of design

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quality: enclosure, height and scale"

Section 106

No

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1692
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/11/2005

Location: 14 Fountayne RoadN15

Proposal Demolition of existing buildings and erection of new 6 storey building comprising 3365m² B1 floorspace, 3365m² B2 floorspace and 227m² A3 floorspace with 15 car spaces and 14 cycle spaces.

Recommendation GTD

Decision GTD

Drawing No.s 249SV 0 001 - 005; 249DE 2.001 - 007; 249DE 3.001 - 003, 249DE 4.001 - 004

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. That a satisfactory Travel Plan and a drawing plan showing the parking and turning area for servicing vehicle be submitted to, and approved in writing by the Council Transportation Section.
Reason: In order that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.
4. 15 car parking spaces and 14 secured cycle racks shall be provided within the site (as shown on the plan attached) for loading, unloading and parking of vehicles. The building hereby permitted shall not be occupied until such provision has been

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	<p>made. Reason: In order to enable vehicles using the site to stand clear of the highway in the interests of road safety</p>	
5.	<p>Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 2005 the premises shall be used as B1 and B2 only and shall not be used for any other purpose including any purpose within Class B1 and B2 unless approval is obtained to a variation of this condition through the submission of a planning application. Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.</p>	
6.	<p>That the A3 use forming part of this scheme shall be for the benefit of the occupiers and users of the building hereby approved only and shall not be available to the general public or operated as a public restaurant. Reason: To ensure the proper planning use of the building.</p>	
7.	<p>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.</p>	
8.	<p>No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.</p> <p>1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:</p> <p>2. a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.</p> <p>b) Explanation of how total energy demand will be reduced by 20% relative to the baseline developed in a), through improvements to building energy efficiency standards. Calculation of the resulting carbon savings.</p> <p>c) The strategy must examine the potential use of CHP to</p>	

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supply thermal and electrical energy to the site. The scale of the CHP generation and distribution infrastructure to be determined through agreed feasibility studies. Resulting carbon savings to be calculated.

d) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (ie after b. and c. are accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance are accounted for by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

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

REASONS FOR APPROVAL

The scheme is sited within a designated Defined Employment Area. It is considered that mix of uses is appropriate to the site especially given the fact that the A3 use is only ancillary to the B Class uses. The height of the proposed building is not considered harmful in terms of amenity because the siting meets the preferred location provided in the Unitary Development Plan. The proposal is therefore considered to be in compliance with the provision of policies EMP 1.3 'Defined Employment Areas', DES 1.1'Designs' of the adopted Unitary

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Development Plan and UD11 'Location of Tall Buildings' of the emerging Unitary Development Plan.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/0808
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/11/2005

Location: Harvey Mews, Harvey RoadN8

Proposal Demolition of existing garages and erection of 5 x 3 storey 3 bedroom dwelling houses with rooms at lower ground floor, upper ground and first floor levels, balconys to front elevation and parking for 5 cars (amended plans)

Recommendation LEGAL

Decision LEGAL

Drawing No.s EX.01, EX. 02, EX.03, EX.04, PP.00, PP.02, PP.03, PP.04, PP.05, PP.06, PP.07, PP.08, PP.09, PP.10, PP.11, C.01, C.02, C.03, C.04

Conditions and/or Reasons

1. The development hereby authorised must be begun not later than the expiration of 5 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 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 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.

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	<p>4. 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.</p> <p>5. 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.</p> <p>6. 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.</p> <p>7. 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 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.</p> <p>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.</p> <p>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.</p>	
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Reason: To avoid overdevelopment of the site.

10. Before the commencement of any works on site, a fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for

A. all site boundaries

Reason: In order to ensure a satisfactory means of enclosure for the proposed development.

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

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

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.

The scheme that was granted planning permission in September 2001 was originally proposed to be a three-storey development. This was later reduced to two storeys following negotiations.

Informative

You are advised that pursuant to condition 8 above, the provision of a "brown roof" rather than a sedum roof should be considered, and that further to condition 3, a permeable paving system should be permitted.

REASONS FOR APPROVAL

While this development is three storeys, a comparative study of the approved scheme does not reveal substantial difference in the height and mass of the building. In addition this building is set back further away from the rear boundaries in Oakley Gardens and also involves significant excavations to allow the building to be dropped in height.

It is therefore considered the proposal would not have a detrimental impact on the amenities of adjoining neighbours and would also provide a significant improvement on the amenities

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of the mews, which would improve the outlook of residents in Tottenham Lane. (DES 1.9 Privacy and Amenity of Local Residents: and DES 1.10 Overdevelopment.)

The loss of employment is clearly outweighed by the provision of housing and the improvement in the amenity of the locality. (DES 1.1 Employment Protection ; DES 1.4 Sites outside defined Employment Areas)

Section 106

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1814
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/11/2005

Location: Silver Industrial Estate, Reform RowN17

Proposal Redevelopment of site to include demolition of existing buildings and erection of a part 2 / part 3 storey block providing 10 x one bed, 12 x two bed and 3 x three bed self contained flats with associated bike and refuse storage.

Recommendation GTD

Decision LEGAL

Drawing No.s 903R 001, 010 REVP, 011 REVL, 012 REVJ, 041 REVL, 042 RE VH, 043 REVE.

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. TOTAL SEPARATE UNITS

That not more than 25 separate units, whether flats or houses, shall be constructed on the site.
Reason: In order to avoid overdevelopment of the site.

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| 4. | <p>BUILDING SAMPLES</p> <p>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.</p> <p>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.</p> |
| 5. | <p>CRIME PREVENTION - SECURED BY DESIGN</p> <p>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' and 'Designing Out Crime' principles.</p> <p>Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.</p> |
| 6. | <p>CENTRAL AERIAL SYSTEM</p> <p>The proposed development shall have no more than 4 central dishes/aerial systems 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.</p> <p>Reason: In order to protect the visual amenities of the neighbourhood.</p> |
| 7. | <p>DETAILS STORAGE/COLLECTION OF REFUSE</p> <p>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.</p> <p>Reason: In order to protect the amenities of the locality.</p> |
| 8. | <p>CYCLE PARKING CONDITION</p> <p>That details of secure, covered parking spaces for bicycles, provided at a ratio of 1.5:1 per unit, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the development hereby approved being commenced.</p> <p>Reason: to ensure adequate provision of cycle parking within the scheme.</p> |

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9. SITE INVESTIGATION

A full site investigation, history, details of previous and present usage, risk assessment and details of any remediation required should be submitted to and approved in writing by the Local Planning Authority before works may commence onsite.

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

10. SOIL CONTAMINATION

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.

11. LEVELS AND THRESHOLDS

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

12. HARD LANDSCAPING

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.

13. LANDSCAPING SCHEME TO BE APPROVED

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 existing trees to be retained, those existing trees to be removed and 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

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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.

14. ENERGY

No development shall commence until 2) and 3) are carried out to the approval of LB Haringey and the Greater London Authority.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2.

a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

b) Explanation of how total energy demand will be reduced by 20% relative to the baseline developed in b), through improvements to building energy efficiency standards. Calculation of the resulting carbon savings.

c) The strategy must examine the potential use of CHP to supply thermal and electrical energy to the site. The scale of the CHP generation and distribution infrastructure to be determined through agreed feasibility studies. Resulting carbon savings to be calculated.

d) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (ie after b. and c. are accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey and the Greater London Authority.

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3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey and the Greater London Authority prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

15. DRAINAGE WORKS

Details of on site drainage works to be submitted to, and approved by, the local planning authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the onsite drainage works referred to above have been completed"

Reason - To ensure that the foul and / or surface water discharge from the site shall not be prejudicial to the existing sewerage system.

16. METHODOLOGY STATEMENT

That a detailed methodology statement concerning the organisation and control of the construction process to be carried out, including details of the reuse of materials resulting from the demolition of existing buildings and associated construction works, including excavation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: In order to ensure the efficient use and reuse of materials and minimise waste and traffic movements.

17. ROUTING OF LORRIES

That a routing of lorries delivering plant or materials will only use designated road agreed in advance with the Local Planning Authority

Reason: To minimise the impact of lorry traffic in local residential roads.

18. UN/LOADING WITHIN THE BUILDING SITE

Vehicles may arrive, depart, be loaded or unloaded within the general area of the application site only between 0800 hours and 1800 hours Monday to Friday and 1000 hours and 1600 hours Saturday and not at all on Sunday or Bank Holidays.

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

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safety along the neighbouring highway.

19. CONSTRUCTION WORKS - HOURS

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.

20. That withstanding any details shown on the drawings hereby approved details of the height materials and design of the north boundary wall of the site shall be submitted to and approved by the Local Planning Authority before the commencement of the works.

Reason: In order to protect the amenity and security of the future occupiers of the proposed development

INFORMATIVES:

The applicant is advised to contact the Crime Prevention Officer, Tottenham Police Station, 398 High Road, London N17 9JA (tel. 020 8345 0934) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

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'.

The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

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.

All opportunities to preserve and encourage on site biodiversity and sustainability such as incorporating into the scheme brown/green roofs etc should be considered as part of the process of implementing the development.

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All opportunities to conserve water on site and increase water efficiency, such rainwater/grey water harvesting for flushing WCs, Dual Flush WCs, aerating/reduced flow taps and showers etc, should be incorporated into the scheme.

REASONS FOR APPROVAL

The proposal has been assessed against and found to comply with Strategic Housing Target, HSG 1.2 Sites For New Housing, HSG 1.3 Change of Use to Residential, HSG 2.1 Dwelling Mix for New Build Housing, HSG 2.23 Affordable Housing, DES 1.1 Good Design and How Design Will Be Assessed, DES 1.2 Assessment of Design Quality (1): Fitting New Buildings Surrounding Area, DES 1.3 Assessment of Design Quality (2): Enclosure, Height and Scale, DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Rhythm and Massing, DES 1.5 Assessment of Design Quality (4): Detailing and Materials, DES 1.9 Privacy and Amenity of Neighbours, TSP 7.7 Car-Free Residential Developments, RIM 1.2 Upgrading Areas in Greatest Need of the Haringey Unitary Development Plan (1998) and policy UD 1A Sustainable Design and Construction, UD2 General Principles, UD 3 Quality Design, UD 6 Waste Storage, UD 8 New Development Location and Accessibility, M6 Car-Free Residential Developments, HSG 1 New Housing Developments, HSG 4 Affordable Housing, HSG 8 Density Standards, HSG 9 Dwelling Mix of the Haringey Unitary Development Plan - Second Deposit (2004) and Supplementary Planning Guidance SPG 1.3 Privacy and Overlooking, SPG 2.2 Density for Residential and Mixed Use Developments, SPG 2.3 Standards Required in New Residential Development, SPG 3a Density, Dwelling Mix, Floor space Minima & Lifetime Homes and SPG 3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight.

Section 106

**INFORMATION RELATING TO APPLICATION REF: HGY/2005/1084
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/11/2005**

Location: Cecile Mews, Rear Of60-88 Cecile ParkN8

Proposal Demolition of existing garages and erection of 4 x part single, part two storey houses, together with six replacement garages
2) Duplicate application as above under reference HGY/2005/1086.

Recommendation REF

Decision REF

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Drawing No.s PP01 - PP25

Conditions and/or Reasons

1. The proposed siting of House 4, 2.5m from the T2 Oak Tree is likely to result in damage to the tree from digging in the main rooting area and possible damage to the crown by piling rigs. In addition the canopy of T2 will overhang the development and result in part of House being under the canopy. This is likely to result in requests to cutback the tree as such the amenity value of the tree is likely to be threatened detrimental to the amenity of the Crouch End Conservation Area and locality contrary to Unitary Development Plan Policy DES 2.2 (3) Preservation and Enhancement of Conservation Areas, HSG 2.3 (3), Backland Housing, and OP 1.6 Tree Protection, Tree Masses and Spines and CSV1A Development in Conservation Areas OS16 Tree Protection, Tree Masses, and Spines of the Haringey Unitary Development Plan Revised Deposit Consultation Draft September 2004.
2. The proposed siting of house 4 would due to its height and width would be visually dominant and intrusive and result in oblique overlooking of that property, in particular the garden area contrary to UDP Policies, DES 1.9 Privacy and Amenity and HSG 2.3 (1). Backland Housing, and UD2 (a) General Principles of the Haringey Unitary Development Plan Revised Deposit Consultation Draft September 2004.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1086
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/11/2005

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

Proposal Demolition of existing garages and erection of part single, part two storey houses, together with six replacement garages (duplicate of HGY/2005/1084) (amended drawings)

Recommendation REF

Decision REF

Drawing No.s

Conditions and/or Reasons

1. The proposed siting of House 4, 2.5m from the T2 Oak Tree is likely to result in damage to the tree from digging in the main rooting area and possible damage to the crown by piling rigs. In addition the canopy of T2 will overhang the development and

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result in part of House being under the canopy. This is likely to result in requests to cutback the tree as such the amenity value of the tree is likely to be threatened detrimental to the amenity of the Crouch End Conservation Area and locality contrary to Unitary Development Plan Policy DES 2.2 (3) Preservation and Enhancement of Conservation Areas, HSG 2.3 (3), Backland Housing, and OP 1.6 Tree Protection, Tree Masses and Spines and CSV1A Development in Conservation Areas OS16 Tree Protection, Tree Masses, and Spines of the Haringey Unitary Development Plan Revised Deposit Consultation Draft September 2004.

- .2 The proposed siting of house 4 would due to its height and width would be visually dominant and intrusive and result in oblique overlooking of that property, in particular the garden area contrary to UDP Policies, DES 1.9 Privacy and Amenity and HSG 2.3 (1). Backland Housing, and UD2 (a) General Principles of the Haringey Unitary Development Plan Revised Deposit Consultation Draft September 2004.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1087
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/11/2005

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

Proposal Conservation area consent for the demolition of existing garages and erection of part single, part two storey houses, together with six replacement garages.

Recommendation REF

Decision REF

Drawing No.s PP-01 - PP-25

Conditions and/or Reasons

1. The proposed demolition of these lock-up garages, in the Crouch End Conservation Area, in the absence of an approved scheme for the redevelopment of the site, would result in the creation of unoccupied and potentially derelict site whose appearance would be detrimental to the character of the Conservation Area and to the amenity of surrounding residents. As such it would be contrary to Policy DES 2.4 para 2 (Demolition and Partial demolition in Conservation Areas) of the adopted Haringey Unitary Development Plan.

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INFORMATION RELATING TO APPLICATION REF: HGY/2005/1090
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/11/2005

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

Proposal Conservation area consent for the demolition of existing garages and erection of part single, part two storey houses, together with replacement garages (duplicate of HGY/2005/1087)

Recommendation REF

Decision REF

Drawing No.s

Conditions and/or Reasons

The proposed demolition of these lock-up garages, in the Crouch End Conservation Area, in the absence of an approved scheme for the redevelopment of the site, would result in the creation of an unoccupied and potentially derelict site whose appearance would be detrimental to the character of the Conservation Area and to the amenity of surrounding residents. As such it would be contrary to Policy DES 2.4 para 2 (Demolition and Partial demolition in Conservation Areas) of the adopted Haringey Unitary Development Plan

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1672
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/11/2005

Location: 4 Marsh Lane N17 0XE

Proposal Erection of new 2 storey building (1372m² gross floor area) to provide new Victoria Line control centre and 10 car spaces.

Recommendation LEGAL

Decision PENDING

Drawing No.s 5035400/AF/002 Rev A, 5035400/AR/1001,
5035400/AR/1002, 5035400/AR/1004, 5035400/AR/1005,
5035400/AR/1006, 5035400/AR/1201, 5035400/AR/1202,
5035400/AR/1203, 5015400/001

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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. No goods or materials shall be placed or stored on the site other than within a building.
Reason: In order to safeguard the visual amenity of the area.
4. Details of design, materials and location of ten bicycle racks shall be submitted to the Local Planning Authority, agreed to in writing and installed prior to the occupation of the buildings. At least 10 bicycle racks are to be provided and enclosed within a secure shelter. 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 provide adequate bicycle parking for employees.
5. Two of the proposed car parking spaces are to be dedicated to disabled car drivers/passengers, in accordance with the Local Planning Authority's Supplementary Planning Guidance.
Reason: To provide car parking for disabled car drivers/passengers.
6. The car parking spaces shown on the approved drawings shall be constructed and maintained to the satisfaction of the Local Planning Authority and shall be permanently retained and used in connection with the development hereby approved.
Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.
7. The car parking spaces shown on the approved drawings shall be marked out on the site to the satisfaction of the Local Planning Authority, and these spaces shall thereafter be kept continuously available for car parking and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority.
Reason: In order to ensure that adequate provision for car

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- parking is made within the site.
8. No development approved by this permission shall be commenced until details of the finished floor levels have been submitted to and approved by the Local Planning Authority.
Reason: To ensure that the development is subject to minimum risk flooding.
9. 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 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.
10. Details of a scheme depicting those areas to be treated by means of hard landscaping including the provision of permeable surfaces 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.

INFORMATIVE

The new development will require naming. 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

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	<p>The proposal at 4 Marsh Lane for the erection of a new 2 storey building (1372m² gross floor area) to provide a new Victoria Line control centre and 10 car spaces complies with Policies EMP 1.2 'New Employment Uses'; EMP 1.4 'Sites Outside Defined Employment Areas'; EMP 3.1 'Amenity, Design and Transport Considerations'; DES 1.1 'Good Design and How Design Will Be Assessed'; DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'; DES 1.3 'Assessment of Design Quality (2): Enclosure, Height and Scale'; DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing'; DES 1.9 'Privacy and Amenity of Neighbours'; TSP 1.1 'Transport and New Development'; TSP 2.2 'Pedestrian Routes'; TSP 3.1 'Cycle Route Network'; TSP 7.1 'Parking for Development'; RIM 1.1 'Community Benefit'; RIM 1.2 'Upgrading Areas in Greatest Need' in the Haringey Unitary Development Plan, it is not detrimental to the character of the site or any adjoining property. It would therefore be appropriate to recommend that Planning permission be granted.</p> <p>Section 106</p>	
TEPG79.	DATE OF NEXT MEETING - 13 DECEMBER 2005	

COUNCILLOR THOMAS DAVIDSON

Chair