
Planning Applications Sub Committee

MONDAY, 27TH FEBRUARY, 2006 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Adamou, Basu, Bevan (Deputy Chair), Davidson (Chair), Dodds, Engert, Hare, Newton, Peacock, Rice and Santry

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AGENDA

1. APOLOGIES FOR ABSENCE

If any

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 13 below.

New items of exempt business will be dealt with at item 13 below. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 13.

3. DECLARATIONS OF INTEREST

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgement of the public interest.

4. DEPUTATIONS/PETITIONS

To consider receiving deputations and/or petitions in accordance with Standing Order 37

5. MINUTES (PAGES 1 - 10)

To approve the minutes of the meeting held on 23 January 2006

6. PERFORMANCE STATISTICS (PAGES 11 - 20)

For Development Control, Building Control and Planning Enforcement

7. DELEGATED DECISIONS (PAGES 21 - 40)

To note delegated decisions for the period 1.1.06 to 5.2.06

8. APPEAL DECISIONS (PAGES 41 - 48)

To note Appeal Decisions for January 2006

9. UNITARY DEVELOPMENT PLAN - RESPONSE TO THE INSPECTOR'S REPORT AND PROPOSED MODIFICATIONS

The Committee is recommended to consider and agree the Council's response to the Unitary Development Plan Inspector's report and proposed modifications to the Plan. Members should note that the responses and modifications will be considered by the Executive on 21 March 2006. A copy of the schedules of responses and modifications will be placed in the Members Room. The committee is asked to recommend to the Executive that the schedule be agreed and placed on deposit for public consultation. A presentation of the key issues will be made to the Committee.

10. AMENDMENTS TO THE SCHEME OF DELEGATION RELATING TO PLANNING ENFORCEMENT (PAGES 49 - 62)

To ask members to note the attached amendments to the Scheme of Delegation to Officers relating to Planning Enforcement which have been agreed by full Council.

11. PLANNING APPLICATIONS (PAGES 63 - 196)

In accordance with Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, normally no speakers will be heard. For items considered previously by the sub committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations. Where the recommendation is to refuse permission, normally no speakers will be heard.

1. 35A Wood Vale, N10

Demolition of existing bungalow and erection of a two storey 4 bedroom dwelling with rooms at lower ground floor level. Recommendation: Grant subject to conditions

2. 57 Mount Pleasant Road N17

Retrospective Planning application for the erection of single storey out building in rear garden (Certificate of Lawfulness). A site inspection was conducted on 9 February 2006 by Council Officers who confirmed that the outbuilding has been built within the boundary of 57 Mount Pleasant Road. Therefore the out building is considered to be permitted Development.

3&4. R/O Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22

Demolition of existing garages and erection of 3 x 2 storey blocks comprising 4 x 2 bed and 5 x 3 bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping. Recommendation: Refuse Permission. Also Conservation Area Consent for the above development. Recommendation: Refuse Permission.

5. 7 Cromwell Place, N6 5HR

Retrospective Planning Permission for the reconstruction of the front wall of the property involving further changes to the wall as it currently stands including the formation of a pedestrian gateway near the middle of the wall and the retention of the vehicle entranceway; off street car park and drop kerb. Recommendation : Grant Permission

6. Land r/o 14 High Road and Adjacent to 2 Whymark Avenue N22

Demolition of existing building and erection of a part 3/part 4 storey building comprising office space at ground floor level and 5 x two bed and 4 x one bed self-contained flats at 1st, 2nd and 3rd floor levels. Provision of cycle storage at ground floor level. Recommendation : Grant Permission subject to conditions.

7. 22-24 High Road, N22

Erection of part 2/3/5 storey building comprising retail at front and rear first floor level and residential at 1st, 2nd, 3rd and 4th floor levels consisting of 4 x one bed and 5 x two bed flats. Associated refuse and cycle storage at ground floor level. Recommendation : Grant Permission subject to conditions.

8. 33 Clarendon Road, N8

Erection of 3-storey side extension comprising offices and associated rooms. Recommendation : Grant Permission subject to conditions

9. Unit 4 Arena Estate, Green Lanes N4

Provision of additional retail floor space at mezzanine level (Use Class A1) associated with Unit 4

Provision of additional retail floor space at mezzanine level (Use Class A1)

Associated with Unit 4. Recommendation: Grant permission subject to conditions.

10. 159 Tottenham Lane N8

Amendments to planning application HGY/2005/1129 granted on 03.08.05 for erection of part 3/part 4 storey building with gym/leisure at basement and ground floor level and 6 x two bed and 1 x three bed maisonettes and 1 x two bed and 1 x three bed flats at 1st, 2nd and 3rd floor levels, with 22 car park spaces at rear.

Recommendation : Grant permission subject to conditions and Section 106 Legal Agreement.

12. TREE PRESERVATION ORDERS (PAGES 197 - 210)

To confirm the following Tree Preservation Orders:

1. Chester House, Pages Lane N10
2. 17 Christchurch Road N8
3. The Bull, 13 North Hill N6
4. Entrance to the Gas Works bordering 123 Hornsey Park Road N8
5. 40 Lansdowne Road N10

13. NEW ITEMS OF URGENT BUSINESS

To consider any new items of business admitted under item 2 above.

14. SITE VISITS

Would Members, Officers, applicants and objectors bring to the meeting their diaries to allow dates of site visits to be agreed at the meeting.

15. DATE OF NEXT MEETING

27 March 2006, 7pm, Civic Centre, Wood Green

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