

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 MARCH 2009**

Councillors: *Peacock (Chair), *Beacham, *Demirci, *Dodds (Deputy Chair), *Hare, *Mallett, *Patel, *Weber and *Wilson

* Denotes Members present

Also Present: Councillors Davies, Reid and Whyte

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC392.	APOLOGIES Apologies for lateness were received from Cllr Wilson.	
PC393.	URGENT BUSINESS There were no items of urgent business.	
PC394.	DECLARATIONS OF INTEREST Cllr Mallett declared a personal but not prejudicial interest in agenda item 11, as she lived within one of the conservation areas.	
PC395.	DEPUTATIONS/PETITIONS None received.	
PC396.	MINUTES RESOLVED That the minutes of the Special Planning Committee meeting held on 10 February 2009 be agreed and signed.	
PC397.	APPEAL DECISIONS The Committee was asked to note the outcome of appeal decisions determined by the Department for Communities and Local Government during January 2009. The Committee noted there were 17 planning appeals of which 7 were allowed and 10 dismissed. These were a mixed collection of appeals ranging from installation of front railings to conversion of single dwellings. It was also noted that 2 appeals for vehicle crossovers were refused however, 2 appeals for light wells were allowed. Cllr Hare requested he be sent the details of the appeal for Red Gables, Courtenay Avenue N6, along with a copy of the appeal decision.	

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	<p>RESOLVED</p> <p>That the report be noted.</p>	
PC398.	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions made under delegated powers by the Heads of Development Control (North and South) and the Chair of the Planning Committee between 12 January and 15 February 2009.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC399.	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement since the 10 February 2009 Planning Committee meeting.</p> <p>The Officer advised the Committee that in relation to major applications 1 out of 3 were determined within 13 weeks. The 2 appeals determined outside of 13 weeks; the application on Furnival House, which had been presented to the Committee on two separate occasions. The other application was for the new Heartlands School which had awaited authority from GOL and included the involvement of the GLA. In respect of minor applications these were in line with the targets, other applications were 83% and below the target of 90% and the yearly performance was in line with the targets.</p> <p>Cllr Hare thanked the officers for providing the yearly performance figures on a rolling 12 months basis.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC400.	<p>SECTION 106 AGREEMENTS ~ RENT TO HOMEBUY AND VARIATION</p> <p>The Officer presented the report to seek approval to vary Section 106 Agreements in the Borough where Registered Social Landlords (RSLs) partners had difficulty in securing Shared Ownership Occupiers and to recommend conditions for RSL partners for Rent to HomeBuy schemes.</p> <p>The Rent to Homebuy scheme was a Government pilot project for three years to help drive the affordable housing market forward.</p>	

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	<p>This was in reaction to the current economic climate and would ensure occupation where RSLs were experiencing problems selling properties. The period of tenancy would be for a maximum of up to 5 years and have a right to purchase at any time allowing the market to recover. At the end of the tenancy period, if tenants had not purchased then the tenancy would come to an end and the property would be remarketed.</p> <p>RESOLVED</p> <p>That the recommendations outlined in the report be agreed:</p> <ol style="list-style-type: none"> 1. That authority be granted to the Assistant Director Planning and Regeneration to approve variations to Section 106 Agreements relating to affordable housing tenures taking into account the recommendations of the Heads of Housing Strategy, Development and Partnerships after consultation and agreement with the Cabinet Member for Housing. 2. That the Rent to Homebuy scheme shall in the first instance be marketed to key worker groups and thereafter cascade to Haringey's usual prioritisation. 3. That variation to the relevant Section 106 Agreements to permit the cascade from shared ownership to Rent to Homebuy be approved for the following consents: 4. Academia Way, White Hart Lane, N17; Reform Row N17, 278 High Road N15 and 280-296 High Road N15. 	
<p>PC401.</p>	<p>280-296 HIGH ROAD, TOTTENHAM N15</p> <p>The Committee was informed of the variation in the mix of units built on the site and requested to approve the variation of the Section 106 Agreement attached to the planning permission. The Committee was asked to endorse the variation for the dwelling mix of the units on site and the variation to the Section 106 Agreement.</p> <p>Cllr Wilson entered the meeting at 7:18pm.</p> <p>The Committee was also informed that there would be no variation to the overall number of units as the site had already been developed. Only half then number of units (15) were covered by the Section 106 Agreement, as some were already rented. The variation of the mix would result in the scheme being 100% affordable and would further bring the Section 106 Agreement into line with the Housing Corporation funding approval for the development.</p> <p>RESOLVED</p> <p>That the recommendation to approve the variation of the existing</p>	

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	<p>Section 106 Agreement to change the mix from 9 x 2 bed and 1 x 1 bed to 3 x 2 bed and 7 x 1 bed flats; subject to a planning application being received and approved be agreed.</p>	
<p>PC402.</p>	<p>CONSERVATION AREA CHARACTER APPRAISALS UPDATE</p> <p>The Committee was informed that on 26 February 2007 the Council approved and adopted 9 Appraisals that formed the first phase of Conservation Area Character Appraisals. During the two year period since approval it had been necessary to update the Conservation Area Character Appraisals to incorporate factual and descriptive assessments, additions and corrections in accordance with English Heritage guidance on the review and updating of Appraisals.</p> <p>The Committee had received a briefing that there would be no changes to boundaries or the level of protection to be provided. The appraisal documents were more easily readable and provided information about detractors in the Conservation Areas.</p> <p>The Committee was requested to approve and adopt the updated Conservation Area Character Appraisals as replacements for those previously approved. It was intended that each updated Appraisal would provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers.</p> <p>RESOLVED</p> <p>That the recommendation to approve and adopt the updated Conservation Area Character Appraisals be replaced for the previously approved appraisals be agreed.</p>	
<p>PC403.</p>	<p>189-191 BROAD LANE N15</p> <p>The Committee was advised that this application was for a change of use of ground floor from vacant factory unit to indoor market. The use of the building as a market would provide continued employment opportunities, therefore the use was considered acceptable.</p> <p>The majority of the work associated with the development was internal however, there were a number of external changes to the buildings. These were the installation of 3 doors and a conversion of one door to a window. The proposal was considered to cause no harm to the appearance of the building or the local area maintaining the existing rhythm of fenestration across the elevation.</p> <p>The markets proposed opening hours (M-F, 9am-8pm) was considered that there would be little disturbance to nearby houses</p>	

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as a result of their activity. Conditions would be applied restricting the hours of operation and the generation of any excessive noise.

The applicant had complied with TfL's request that the proposed 7 parking spaces be reduced to 5 including 2 disabled bays. That applicant would also provide 15 cycle parking spaces.

A local resident addressed the Committee, not to object to the application but to object to the impact on local residents. There would be 3 entrances to the market on Anthill Road, therefore the operating hours were inappropriate for a market as it would impact on the residents in the area. The Committee was asked to limit the opening hours so as not to cause disturbance to residents and that deliveries would be carried out in line with the opening hours.

The Committee queried whether these concerns were raised when the previous factory was in operation and in response was informed there was vermin, rubbish and noise associated with the premises.

A supporter of the application informed the Committee that the previous application had been refused and that the objection then had now been addressed. The applicant further stated that this application was in accordance with Haringey's policies and that current traders had nothing to worry about.

The Committee raised concerns in relation to the opening hours and was informed that a nearby indoor market at Seven Sisters had longer operating hours. Enquiries were further made regarding the delivery, loading and unloading of goods and again the Committee was advised by the applicant that deliveries would be brought to the back of the building. The units were small, therefore no large amounts of storage for goods.

The Committee viewed the plans.

The Committee requested a condition to ensure that residents would have access to the Market Manager's contact details. The Head of Planning advised the Committee to consider changes to some of the conditions to address the issues raised:

Condition 9 ~ Should say "All services for the proposed deliveries to be undertaken on site off the public highway and only the use of vehicles which can drive in/out of the site". This would give residents some protection.

Condition 8 ~ Should also say "a detailed scheme for the management of associated trader car parking".

There should also be a condition for the provision of a green

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travel plan, in order to protect the authority should the use change.

RESOLVED

That the application be granted subject to conditions; the amended conditions 8 and 9.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/0072
FOR PLANNING COMMITTEE DATED 09/03/2009

Location: 189 - 191 Broad Lane N15

Proposal: Change of use of ground floor from vacant factory unit to indoor market, demolition of rear structure wall to allow for 5 x car parking spaces, and insertion of 3 x new entrance doors to front / side elevations.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 0018, 0019 & 0021.

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. 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.

4. That not more than 94 sqm gross internal floorspace shall be used for A3 purposes as defined in the The Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 and shall be laid out in accordance with the details shown on drawing no. 0018.

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Reason: In order to limit the total A3 floorspace within the development in the interests of the amenity of the surrounding area.

5. a) The use hereby permitted shall not be operated before 0900 or after 2000 hours on Monday to Friday, before 0900 or after 2100 hours on Saturday and before 1000 or after 1700 on Sundays or Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

b) No detriment to the amenity of the neighbourhood shall be caused by noise or other disturbance than is reasonable as a result of the use of the premises hereby authorised.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

c) No music, live concerts or other amplified sound shall emanate from the site which, in the opinion of the Environmental Health Service acting on behalf of the Local Planning Authority, cause nuisance to any adjacent occupiers at any time.

Reason: In order to ensure the proposed development does not impinge on the amenities of adjacent occupiers.

6. The footway and carriageway on Broad Lane must not be blocked during the construction and maintenance of the proposal. Temporary obstruction during the installation must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians, or obstruct the flow of traffic on Broad Lane.

Reason: In order to minimise disturbance to pedestrian and vehicle traffic.

7. That the developer/ operator of the proposed market to submit a Delivery & Servicing Plan (DSP), as referred in the London Freight Plan for TfL's approval prior to occupation of the site.

Reason: In order to ensure that the delivery and servicing of the site is managed in a satisfactory way.

8. That a detailed scheme for the management, delivery and servicing and associated trader car parking shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the property. 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.

9. That all servicing (inc. delivery, maintenance, refuse collection) for the proposed development to be undertaken on-site and off the public highway.

Reason: In order to minimise disturbance to pedestrian and vehicle traffic.

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	<p>10. No skip / construction materials shall be kept on the footway and carriageway on the TLRN (Broad Lane) at all times. Reason: In order to minimise disturbance to pedestrian and vehicle traffic.</p> <p>11. Notwithstanding the details of waste storage referred to in the application, a detailed scheme for the provision of refuse, waste and recycling collection and storage wholly within the site and off the public highway 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.</p> <p>12. That details of a Travel Plan to promote sustainable forms of transport to and from the site shall be submitted to and approved in writing by the Local Planning Authority prior to any part of the development hereby approved being occupied. Reason: To ensure that sustainable level of traffic and transport as a result of the development are achieved.</p> <p>INFORMATIVE: The applicant is advised to contact the Chief Environmental Health Officer, 639 High Road, N17 (tel. 020 8489 0000) regarding the provision of adequate sanitary facilities, mechanical extract ventilation, refuse storage facilities, fire requirements and compliance with the Food Hygiene (General) Regulations 1970 that may be required in conjunction with this approval.</p> <p>INFORMATIVE: The applicant is reminded that the installation of a new shopfront and the display of any illuminated signs will need to be the subject of separate applications.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed scheme is an acceptable use on the subject site, would cause no harm to the appearance of the existing building and the surrounding area or the amenities of nearby residents. The scheme would not generate significant additional traffic or parking demand and would not increase the risk of flooding in the area. The scheme is considered to be in compliance with Policies UD3 'General Principles', UD4 'Quality Design', ENV1 'Flood Protection: Protection of the Floodplain And Urban Washlands' and EMP5 'Promoting Employment Uses' of the Unitary Development Plan 2006.</p> <p>Section 106: No.</p>	
<p>PC404.</p>	<p>150 FORTIS GREEN N10</p> <p>The Committee was informed that this application was on the former Fortis Green Clinic Site. The application site was situated</p>	

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in the Muswell Hill Conservation Area. A previous application had been approved in June 2008. The difference between the approved and the proposed applications was a proposed basement for clinic use.

The surgery would provide modern facilities that would continue to serve the local community. The excavation of the front garden would not adversely affect the character and appearance of the Muswell Hill Conservation Area. The proposed car parking area would not affect the street scene or materially harm the conservation area.

The Officer further advised the Committee to consider a variation to condition 9 to make specific reference for disabled parking for the clinic. The Fire Brigade has raised concerns in relation to the access road being too narrow however, this was not part of the application site.

The Committee viewed the plans.

A local resident and objector to the application expressed concerns that whilst the development work was being undertaken it would cause a disturbance for local residents. There would be congestion as there was already parking pressure in the area.

The applicant addressed the Committee and explained that the purpose of extending the clinic required moving, to provide more modern, up to date facilities for the area. The existing clinic had 3 doors and parking arrangements were working well at present.

Members raised concern regarding the number of disabled parking spaces to be provided for the clinic. It was felt that one space was not sufficient and that the highway in front of the proposed site was of significant width for the applicant to contribute to additional disabled parking spaces for older people. In response the Committee was advised that there would now be two on site spaces and the transport officer agreed to look at on street parking spaces. The Section 106 agreement could provide for the provision of additional disabled bays at the applicant's expense.

The Committee requested an informative for grey water run off. Further conditions were requested that the hard surfaces be permeable and a construction management plan be provided.

RESOLVED

That the application be granted subject to conditions; the additional informative and conditions outlined above and subject to a Section 106 Legal Agreement.

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INFORMATION RELATING TO APPLICATION REF:
HGY/2008/2320
FOR PLANNING COMMITTEE DATED 09/03/2009

Location: 150 Fortis Green N10

Proposal: Demolition of existing building and erection of part four / part five storey building with basement level, comprising of community clinic at ground floor, health clinic at basement level, 4 x 2 bed, 3 x three bed and 2 x one bed flats above with 9 car parking spaces, bicycle store, refuse space and private amenity space (Amended Scheme).

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: PL.08.689.30, 031, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047 & 048.

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority, in particular amended plans received 15th January 2009, PL.08.689, 040A, 041A, 042A, 043A,044A,045A.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. A detailed plan shall be submitted to and approved in writing to the Local Planning Authority to show that a 10 metre-long servicing vehicle can reverse onto the proposed parking area from the Northern end of Spring Lane.

Reason: In order to ensure that the majority of the servicing to this development is contained within the site.

4. A detailed scheme for the provision of storage facilities for separate refuse for the ground floor clinic use and residential shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the work for the following domestic refuse and recycling containers: 2 x 1100 litre refuse bins, 1 x 1100 recycling bin.

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

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5. 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.

6. 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.

7. 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.

8. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development Order 1995), no individual satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved in writing 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.

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9. The car parking for visitors and staff of the proposed Clinic / Surgery use shall include two wider spaces allocated for disabled persons; and 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 prior permission in writing of the Local Planning Authority.

Reason: In order to ensure that adequate provisions for car parking is made within the site.

10. The ground floor and basement clinic/community use shall be permanently retained as such. Reason: In order to compensate for the loss of the existing clinic/community use on the site.

11. Details of the surfacing of car parking spaces and pedestrian paths within the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of work; such details shall show the use of permeable materials.

Reason: In order to ensure that surface water is drained, as far as possible, into the subsoil.

12. A Construction Management Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of development; such plan to include details of arrangements for the excavation and removal of materials in connection with the construction of the basement, access to the site for construction vehicles, provisions for the parking of contractors vehicles, and arrangements for wheel washing.

Reason: In order to protect the amenities of neighbouring properties and prevent undue traffic congestion on adjoining public highways.

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 necessary works to construct the crossover will be carried out by the Assistant Director Street Scene at the applicants 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.

INFORMATIVE: You are requested to ensure that the scheme provides for the recycling and re-use of "grey-water".

REASONS FOR APPROVAL

The proposal should be approved on the grounds that allowing more floorspace for the clinic use will enable a local Doctors surgery to continue serving the community with modern facilities. The lightwells

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	<p>are modest in size and do not involve the vast excavation of the front garden area. In addition the buildings setback and the front boundary screened with shrubbery and trees means that the lightwells will be partially obscured from the streetscene and will not adversely affect the character and appearance of the Muswell Hill Conservation Area. In addition the proposed car-parking spaces satisfy the number required for a development of this nature. The parked cars will be hidden behind the 2.25 metre high boundary wall and a sliding gate so will not be visible from the streetscene. As such these amendments are compliant with Policies UD3 General Principles, UD4 Quality Design, CSV5 Alterations and Extensions in Conservation Areas and M10 Parking for Development of the Haringey Unitary Development Plan.</p> <p>Section 106: Yes.</p>	
<p>PC405.</p>	<p>THE SWAN, 363 HIGH ROAD N17</p> <p>The Committee was advised that the site comprised the Swan Public House which was a mid nineteenth Century two storey building in Tottenham Green Conservation Area. The building was locally listed.</p> <p>It was considered that the design and appearance of the proposed three storey building would enhance the character and appearance of the Conservation Area. The room sizes were considered adequate and the amenity space provided for the flats would be on the roof. It was not anticipated that there would be any significant issues relating to impact on residential amenity.</p> <p>The site was located in a highly accessible area in terms of transport and therefore, considered suitable for car-free housing. The residential units were defined as 'car-free' and therefore, no residents therein would be entitled to apply for a residents parking permit.</p> <p>The Officer further advised the Committee that English Heritage has requested a further 2 conditions in relation to archaeological features to be recorded. TfL had requested a condition on services being provided from Philip Lane and not from the High Road. The Tottenham Green Conservation Area Committee were broadly in support of the application however, raised concerns in relation to the alterations to the public house and the effect on the Conservation Area.</p> <p>The Committee viewed the plans.</p> <p>The Chair moved a motion to grant the application on a vote it was agreed unanimously.</p> <p>RESOLVED</p>	

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That the application be granted subject to conditions and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/0159
FOR PLANNING COMMITTEE DATED 09/03/2009

Location: The Swan, 363 High Road N17

Proposal: Conversion of first floor of public house into 2 x 1 bed self contained flats including terrace on first floor and erection of three storey development to rear to provide two shops units at ground floor level and a total of 4 x 2 bed self contained flats at first and second floor levels including amenity space on roof level.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 01, 02, 03, 04, 05, 06A, 07A & 08

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

4. Prior to the commencement of development, a drawing shall be submitted to show the provision of facilities for the storage of not less than 6 bicycles.

Reason: In order to facilitate the use of cycles by residents of the development.

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5. Fully annotated and dimensioned drawings of elevational features, shopfronts and windows at a scale of 1:10, including the type/style of window architraves, and information regarding the proposed depth of the architraves, shall be submitted to and approved by the LPA prior to commencement of development.

Reason: To ensure that the development is of a high standard to preserve the character and appearance of Tottenham Green Conservation Area.

6. A Schedule of Repairs pertaining to The Swan Public House should also be submitted.

Reason: To protect the locally listed building.

7. 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.

8. 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.

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. Details of roof garden, including surfacing and guard rails/parapet walls, shall be submitted to and approved by the LPA prior to commencement of development.

Reason: To protect amenity and safety of the occupiers.

11. No development shall take place until the developer has secured:

(a) the implementation of a programme of archaeological work, in accordance with English Heritage guidelines; and

(b) the implementation of a programme of archaeological recording of the standing historic building, in accordance with a written scheme of investigation which has been submitted by the applicant to and approved by the Local Planning Authority.

Reason: The historic building is of intrinsic archaeological interest and any alteration or demolition of the historic structure should be recorded

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before it is altered or destroyed by the development hereby permitted.

12. The applicant shall ensure that servicing for the proposal shall be undertaken away from the high Road, and all vehicles associated with the proposal (including servicing / construction) must only park / stop / load / unload on Philip Lane, which is away from the High Road.

Reason: To ensure the free flow of traffic along the adjacent High Road.

13. The applicant shall ensure that no skip or construction materials shall be kept on the footway and carriageway on High Road at any time.

Reason: To ensure the free flow of pedestrians and vehicle movements along the adjoining footway and road respectively.

INFORMATIVE: The applicant submits the construction details to TfL prior to construction, for approval, the TfL officer being Gordon Adam, North Area Development Control Officer, Transport for London, Windsor House, 42-50 Victoria Street, London SW1H 0TL

INFORMATIVE: The applicant is advised that only the highest quality detail design and external facing materials, in terms of colour, texture, bond, and pointing, to the frontage building facing Philip Lane will be acceptable. Lime render is the preferred material for external elevations and stucco for the architraves.

INFORMATIVE: The Committee requests the applicant, in conjunction with the Council's Transportation Officer, to facilitate the provision of a loading or parking space on Philip Lane to serve the shops and public house.

REASONS FOR APPROVAL

The proposal is considered acceptable because overall the design and massing of the three storey development will reflect the first and second floor of the Swan pub which is locally listed. The first floor of the Swan pub will remain unchanged externally. The proposal would enhance the character and appearance of the conservation area. The overall size and layout of the accommodation meets the requirements set out in the Housing SPD 2008 including amenity provision. There would be no adverse affect on the privacy and amenity of adjoining neighbours and to further add it would enhance the visual amenity of passersby and a car free scheme is suited to the location.

As such it would be in accordance with Policies CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas', UD3 'General Principles', UD4 'Quality Design', M9 'Car Free Residential Developments', HSG1 'New Housing Development' of the Haringey Unitary Development Plan and the Councils Housing SPD 2008 and SPG 1a 'Design Guidance'. It is therefore appropriate to recommend that planning permission be granted.

Section 106: Yes

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PC406.	<p>PORTLAND PLACE, 45-57 PORTLAND ROAD N15</p> <p>The Officer advised the Committee that there was an amendment to the drawing numbers reported and that they should read as follows:</p> <ul style="list-style-type: none">• A5786/2.1/01-05• A5786/2.3/01• A5786/2.3/02A <p>The Committee was informed that the site was located off Portland Road and is bounded by Tottenham Green Conservation Area, which forms part of the Tottenham High Road Historic Corridor. The site was located within a predominantly residential area and was within close proximity to public transport. As a result it was considered acceptable that the scheme should be car free.</p> <p>The current proposal provides housing for older and people with special needs and it was considered that no new adverse overlooking or privacy issues would result from this development and all residents could access the communal garden.</p> <p>The Council's sustainability check list has been completed alongside a renewable energy assessment. Adequate recycling storage space within the site had been provided.</p> <p>The Committee queried why it was proposed as a car free development and in response was informed that there was parking spaces within the estate, 6 had been allocated for disabled use which was shown on the ground floor of the plan.</p> <p>RESOLVED</p> <p>That the application be granted subject to conditions.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2009/0032 FOR PLANNING COMMITTEE DATED 09/03/2009</p> <p>Location: Portland Place, 45 - 57 Portland Road N15</p> <p>Proposal: Demolition of existing property / 6 x bungalows and erection of 3 storey building to provide 15 flats comprising 14 x two bed and 1 x one bed flats with associated landscaping.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Grant subject to conditions</p> <p>Drawing No's: A5786/2.3/01, 02A, 03, 04, & 05</p>	
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Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. 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. 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.

6. 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.

7. 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

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	<p>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.</p> <p>8. That the detailing of all the sustainable features which form part of the approved scheme including solar thermal collector, low technology passive equipment etc shall be submitted for approval by the local Planning authority. 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.</p> <p>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.</p> <p>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'.</p> <p>REASONS FOR APPROVAL</p> <p>The current proposal is considered acceptable in that it does not lead to over-development; the number and size of units proposed are in line with the aims of the Haringey Unitary Development Plan Policies especially UD3 'General Principles' and UD4 'Quality Design' and Housing SPD.</p> <p>Section 106: No.</p>	
<p>PC407.</p>	<p>PEMBROKE WORKS, CAMPSBOURNE ROAD N8</p> <p>The Officer informed the Committee that there were additional documents tabled in respect of the application. An email from S. Hine, who did not object to the application in principal but raised concerns in relation to the impact on local on-street parking which was considered to be at capacity. Cllr Whyte had also raised concerns regarding the current loss of employment on the site. The planning authority would now recommend a figure of 50% affordable housing and requested the Committee to agree this provision. The £50k footway/highway improvements contribution, part of the Section 106 Agreement, and how it was spent would be decided by Highways.</p> <p>The Committee received a presentation on the application and was informed that Pembroke Works was an employment site located to the north of Hornsey High Street and comprised of a building which was part single storey, part two storeys in height.</p>	

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It was considered that the principle of mixed use residential development on the site would be acceptable. The scheme included 7 B1 units locate above the internal access road and car parking area at the south end of the site providing 10 off street parking spaces. The dwelling mix of the new building was acceptable and the unit sizes provided a satisfactory standard of accommodation.

The scale, design and position of the proposed buildings on the site meant that the surrounding occupiers would not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight. The scheme proposed the provision of ground floor gardens for a number of the larger units. The scheme had further been designed with a refuse management system that allowed for the external waste collection and internal storage of recyclable waste produces. The proposal included a number of sustainable features.

The Committee enquired whether the applicants had marketed the site and what evidence was provided in support of their application. The Officer confirmed that an affidavit had been submitted from the agents demonstrating various steps taken however, they had not been able to let premises on a medium or long term basis.

An objector addressed the Committee and advised that his business had been located at Pembroke Works for the last 28 years. The business employed 7 full time staff, whose livelihoods depended on the light industrial status of the premises, which would change to B1 (office) use if this application were granted. In the past the premises had sustained over 100 jobs. The previous planning authority had refused an application due to the loss of jobs at the site.

Cllr Whyte addressed the Committee to object to the application primarily on the basis of the loss of employment on the site. She raised concerns in relation to the affidavit and how well the premises had been advertised to prospective businesses. It was important to have local employers, an issue recognised by the Council. There were also problems in relation to rubbish and squatters.

Cllr Reid addressed the committee and raised concerns in relation to parking in the area and that this application would not provide enough parking spaces and have an adverse impact on parking in the vicinity.

The applicants advised the Committee that the scheme was designed as a sustainable development. The plan derived from traditional Victorian form providing large family units and flats and

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gardens for the units. The site was not hidden in an industrial space but was located in a diverse location. The commercial element would be sustainable for employment use, with secure access and egress, parking was provided for the commercial use. The housing element was designed to be flexible to fully comply with sustainability and adaptable for the disabled.

The Committee questioned the applicants on what extent they had advertised, marketed the premises and for what length of time. The Committee was informed that the premises were advertised by commercial agents and local agents for the minimum of 1 year however, evidence was submitted with the application package. The Committee requested further clarification on B1 commercial use and in response were informed that B1 use would be for office employment.

Cllr Dodds moved a motion to refuse the application on the grounds of loss of employment. Cllr Hare seconded the motion. The Chair moved to a motion to go to the vote, 5 were in favour and there were 3 abstentions. The Chair then moved the motion to refuse the application and on a vote, 6 were in favour and there were 3 abstentions.

RESOLVED

That the application be refused planning permission on the grounds of loss of employment.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/0105
FOR PLANNING COMMITTEE DATED 09/03/2009

Location: Pembroke Works, Campsbourne Road N8

Proposal: Demolition of existing buildings and erection of mixed use development of 21 residential units, comprising of 7 x 4 bedroom houses, 14 x 2 bed flats and 7 x 1 B1 units with associated ten parking spaces.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Refuse permission

Drawing No's: 7436 01, 02, 03, 04, 05, 06, 07, 08 09, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19.

Reasons:

1. That the proposed development would result in the demolition of a building which is suitable for business or industry use which would give rise to a significant loss of local employment to the detriment of the

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	<p>local economy and that insufficient marketing evidence has been provided to show that the building on the site has not been able to be let for current employment use contrary to Policy EMP4 'Non Employment Generating Uses' of the Haringey Unitary Development Plan adopted in July 2006.</p> <p>2. In the absence of a formal undertaking to secure a Section 106 Agreement to secure appropriate contributions towards education provision and environmental and highway improvements arising from this development and an agreement to secure the provision of affordable housing on site, the proposal is considered contrary to Policies UD10 'Planning Obligations' and HSG4 'Affordable Housing' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG12 'Educational Needs Generated by New Housing Development'.</p> <p>Section 106: No</p>	
PC408.	<p>14-16 CREIGHTON AVENUE N10</p> <p>This item was deferred to the next scheduled meeting on 6 April 2009.</p>	
PC409.	<p>THE NIGHTINGALE PUBLIC HOUSE, 40 NIGHTINGALE LANE N8</p> <p>This item was deferred at the request of the applicants to be considered at the next scheduled meeting of the Planning Committee on 6 April 2009</p> <p>RESOLVED</p> <p>That the item be deferred to the next meeting.</p>	
PC410.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
PC411.	<p>DATE OF NEXT MEETING</p> <p>Monday 6 April 2009.</p> <p>The meeting concluded at 10:05pm.</p>	

**Councillor Sheila Peacock
Chair**