

MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 NOVEMBER 2009

Councillors: Peacock (Chair), Beacham, Demirci, Dodds (Deputy Chair), Hare, Mallett, Reid, Santry and Wilson

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC65.	<p>APOLOGIES</p> <p>Apologies for lateness were given on behalf of Councillors Hare and Reed by Councillor Wilson.</p>	
PC66.	<p>URGENT BUSINESS</p> <p>No items of Urgent Business were received.</p>	
PC67.	DECLARATIONS OF INTEREST	
PC68.	<p>DEPUTATIONS/PETITIONS</p> <p>No Deputations or Petitions were received.</p>	
PC69.	<p>MINUTES</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> i. That, subject to it being recorded that Councillor Bob Hare had not been present during the consideration of ??, the minutes of the meeting held on 15 September be confirmed as a correct record. ii. That the minutes of the meeting held on 5 October be confirmed as a correct record. 	
PC70.	<p>APPEAL DECISIONS</p> <p>The Committee received a report that detailed the outcome of appeal decisions determined by the Department of Communities and Local Government (DCLG) during September 2009.</p> <p>The Committee was advised that the report should have referred to seven rather than eight, as set out in the report, cases were considered on appeal by the DCLG during September. Two of the appeals had been upheld and five were dismissed.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	

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PC71.	<p>DELEGATED DECISIONS</p> <p>The Committee received a report that set out the decision made under delegated authority by the Heads of Development Management (North and South) and the Chair of the Planning Committee between the 14 September and 18 October 2009.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC72.	<p>PERFORMANCE STATISTICS</p> <p>The Committee received a report that provided an overview of performance against Development Control and Planning targets since the previous meeting held on 5 October 2009.</p> <p>In response to a query from the Chair the Committee was advised that an email would be circulated following the meeting detailing when prosecution notices were sent to the Council's Legal Team for action.</p> <p>The Assistant Director for Planning requested that all subsequent reports should make reference to the date on which Enforcement Notices were issued.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC73.	<p>624 HIGH ROAD, N17</p> <p>The Chair advised that this item had been withdrawn from the agenda.</p>	
PC74.	<p>MUSWELL HILL SPORTS GROUND, COPPETTS ROAD, N10</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>In response to a query as to whether a Police Assessment and Biodiversity analysis of the area had been undertaken the Committee was advised that these could be requested as a condition of planning permission.</p> <p>The Committee noted that much of the concern expressed by the local community related to Anti Social Behaviour (ASB) and the measures that would be put in place to counter this. Officers advised that Recreation Services would provide officers to</p>	

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	<p>monitor and manage the Park and that there were be the appropriate liaison with the Police via this team.</p> <p><i>Councillor Mallett arrived at 7.20pm.</i></p> <p>At the invitation of the Chair Mr Hamish Stewart of 117 Osier Crescent spoke in objection to the application.</p> <p>In response to a question Mr Hamish contended that there were existing problems with ASB in the area and he was concerned that these would be compounded if a proper restrictions and conditions of use were not imposed from the outset.</p> <p>The Committee reviewed the plans and discussed the application and there was a general consensus that the applicant should be ask to produced a Management Plan for the Sports Ground, to be submitted for approval, incorporating the following:</p> <ul style="list-style-type: none">• Restrictions on hours of use• Limiting the use of flood lighting to 10pm• Signage at the entrances setting out hours use and other information <p>The Committee requested that the Management Plan should be drawn up in consultation with the Police and local residents. It was further requested that staff managing the adjacent cemetery should also be contacted to obtain their views.</p> <p>The Committee expressed disappointment that Recreation Services, as the applicant, had not sent a representative to the meeting. It was noted that some of the queries raised may have been addressed more easily if the applicant had been in attendance.</p> <p>RESOLVED:</p> <p>That, subject to the conditions set out below and the submission of a Management Plan addressing all of the points above, planning application reference HGY/2009/1329 be approved.</p>	
PC75.	<p>700-702 HIGH ROAD (AND LAND TO REAR WITH FRONTRAGE ONTO ARGYLE PASSAGE AND BROMLEY ROAD), N17</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>In addition to the conditions set out in the report the Committee</p>	

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was advised that a Section 278 Agreement should be attached to any approval.

In response to a query the Committee was advised that an Informative would be added to state that it would be preferable if any application for the demolition of buildings within the Conservation Area was submitted at the same time as the reserved matters planning application.

The Committee was advised that concerns raised by the London Fire Brigade regarding insufficient access and turning facilities could be resolved by the use of sprinklers or dry risers. It was within the gift of the Fire Brigade to refuse to issue a certificate of compliance if these issues were not resolved to its satisfaction. However, an Informative could also be added to reinforce this if the Committee felt this was necessary.

At the invitation of the Chair Councillor John Bevan, Cabinet Member for Housing, spoke in objection to the application.

In response to concerns raised by Councillor Bevan, with respect to the number of parking spaces included within the scheme and the restrictions in the area as part of the Controlled Parking Zone, the Committee was advised that the area was not judged to be a 'pressure point' in terms of traffic and parking. Therefore the level of parking spaces proposed was considered acceptable in terms of the Unitary Development Plan (UDP) policies.

Councillor Bevan contended that this assessment did not reflect the reality of the area and that the increased level of people wanting to park in the area generated by the scheme could not be absorbed by the surrounding streets.

At the invitation of the Chair Mr Horne, the applicant's agent spoke in support of the application.

The Committee reviewed the plans and discussed the application. There was a general consensus that it would be preferable if the design the proposals on Argyle Road were altered to reflect the design of those on Bromley Road.

The Legal Advisor present noted that the Committee could request that certain materials and designs features were used to reflect the character of the area. However, it would not be reasonable to ask the applicant to completely re-design the proposal as this would constitute a new application that would not have been through the same consultation processes.

The Committee discussed this point and noted that it was not seeking a detailed re-design of the proposal. However, there was agreement that any approval should be subject to the applicant

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substituting the proposed materials for materials more in keeping with the existing street scene. Details of these would need to be submitted to officers for approval.

It was also requested that a condition should be applied to reflect comments made by English Heritage, which were set out in the report.

RESOLVED:

That, subject to the submission of the details of materials and design applied to the units on Argyle Road and the conditions set out below, planning application reference HGY/2009/1122 be approved.

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.

MATERIALS, BOUNDARY TREATMENT

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. Notwithstanding the application plans, elevations and sections, fully annotated and dimensioned elevation and section drawings of the proposed front elevation to the High Road, at a scale of 1:20, illustrating the detailed design of all architectural features and facing materials, including design details of ground floor shopfronts, upper floors timber windows and their architrave surrounds, pilasters, cornice, parapet wall and coping, as well as the detailed design of the set back roof shall be submitted to and approved in writing by the Planning Authority prior to the

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commencement of work.

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

5. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by the Local Planning Authority.

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

6. 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 buildings.

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

7. Prior to occupation of the residential dwellings hereby approved a supporting statement demonstrating consistency with the submitted Energy Assessment, which indicates that at least 20% of the overall power generation to be from renewable sources, shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any written approval given 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.

8. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area

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	<p>CONTROLS ON IMPLEMENTATION/ FUTURE ALTERATIONS</p> <p>9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site. Reason: To safeguard the amenities of neighbouring occupiers and the general locality.</p> <p>10. The first floor windows shown on the rear elevation of the dwellings to face onto Argyle Passage/ Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.</p> <p>11. The section of flat roof to the Bromley Road properties shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority. Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.</p> <p>12. Details of on-site lighting including within the site, shall be submitted to and approved in writing by the local planning authority prior to any work commencing on site. Such lighting as approved to be installed prior to occupation of the development, and permanently maintained thereafter. Reason: In the interests of safety, amenity and convenience.</p> <p>13. No development shall take place until detailed site investigation outlining 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 thereafter these works shall be carried out as approved. Reason: In order for the Local Planning Authority to ensure the site is contamination free.</p> <p>14. 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>	
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15. The retail floorspace hereby permitted shall not be used for Class A3, A4 or A5 purposes within the Schedule to the Town and Country Planning Use Classes Order 1987 (as amended), or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure the retail floorspace associated with this development does not adversely affect the residential amenities of residents occupying the building or neighbouring residents.

16. 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 satellite antenna shall be erected or installed on the 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 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

17. Notwithstanding the elevational treatments to the proposed houses on Bromley Road and Argyle Road shown on Drawings K/80/09/09 Revision A, 18 Rev A, and 19 Rev A, detailed drawings shall be submitted to the Local Planning Authority for approval, showing the use of brick to match adjacent properties, and detailing to include soldier arches and string courses, or reconstituted stone as appropriate.

Reason; In order that the development shall not detract from the character and appearance of the locality.

18. Before the development hereby approved is commenced, the developer shall enter into an agreement under S 278 of the Highways Act 1980 with the Local Highway Authority for works required with the removal of existing crossovers and reinstatement of footway as well as the creation of the new vehicular crossover associated with the car parking spaces along Bromley Road.

Reason; In order that the development may be carried out without harm to the safety and free flow of pedestrians and vehicles on the adjacent Highway Network.

19. No development shall take place until the applicant has secured the implementation of a programme of Archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason; In order to safeguard any remains of archaeological interest which might occur within the site, given its position on the

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High Road, which follows the line of a Roman Road and saw extensive development during Mediaeval times.

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: This permission is granted without prejudice to the necessity to obtaining consent under the Town & Country Planning (Control Of Advertisements) Regulations 2007.

INFORMATIVE: The applicant is reminded that an application for Conservation Area Consent for complete demolition is required in a Conservation Area under the Planning (Listed Buildings and Conservation Areas) Act 1990.

INFORMATIVE: In order to deal with concerns of the London Fire and Emergency Planning Authority regarding inadequate access from Fire Service vehicles, it may be necessary to install hydrants, dry risers, or sprinkler systems, and advice should be sought from the Fire Authority in this respect.

REASONS FOR APPROVAL

The scale, bulk, mass and design of the proposed residential blocks and dwelling units are considered acceptable and will achieve an acceptable relationship with adjoining buildings and will not adversely affect the residential amenities of adjoining occupiers. The design and treatment to the frontage onto Tottenham High Road will help improve the appearance of this part of the High Road as well as its vitality and viability. The building form, detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Conservation Area. The development is considered to be consistent with Policies AC3 'Tottenham High Road Regeneration Corridor', UD3 'General Principles', UD4 'Quality Design', HSG9 'Density Standards', HSG1 'Dwelling Mix', G10 'Conservation', CSV1 'Development in Conservation Areas', CSV5 'Alteration and Extensions in Conservation Areas', TCR1 'Development in Town and Local Shopping Centres' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG6a 'Shopfront, Signage and Security' and the Council's 'Housing' SPD.

Section 106: Yes

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PC76.	<p>GARAGE COLONY, WAVERLEY ROAD, N17</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>The Committee was advised that following discussion with the architect, in the light of discussion at the Member's site visit, amended plans had been submitted. The centre block had been narrowed and there was now increased space and additional planting within the site.</p> <p>The applicant had also indicated that they would be willing to include small trees in the rear gardens.</p> <p>In response to a query the Committee was advised that Homes for Haringey had indicated that there was spare capacity within an existing car park in close proximity to the site. Therefore it had been concluded that the additional parking spaces required could be absorbed.</p> <p>At the invitation of the Chair, Councillor John Bevan, Cabinet Member for Housing, spoke in support of the application. He noted that the area was in need of regeneration and that the proposal would bring a derelict area back into use.</p> <p>In response to suggestions that the proposed access should be moved to the rear of the site, in order to create a green area at one side of the site, the applicant advised that the Emergency Services would not support this as the access would not be sufficient to allow emergency vehicles to enter the site.</p> <p>RESOLVED:</p> <p>That, subject to the conditions set out below, planning application reference HGY/2009/1447.</p>	
PC77.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>No new items of Urgent Business were raised.</p>	
PC78.	<p>DATE OF NEXT MEETING</p> <p>It was noted that the date of the next meeting was 7 December 2009.</p>	

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COUNCILLOR SHEILA PEACOCK

Chair