

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 7 DECEMBER 2009**

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

Also Present: Councillor Monica Whyte.

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC79.	<p>APOLOGIES</p> <p>Apologies for absence were received from:</p> <p>Councillor Toni Mallett -Councillor Harry Lister substituted Councillor Errol Reid -Councillor Martin Newton substituted</p>	
PC80.	<p>URGENT BUSINESS</p> <p>No items of Urgent Business were raised.</p>	
PC81.	<p>DECLARATIONS OF INTEREST</p> <p>The following declarations of interest were made:</p> <p>Councillor Ali Demirci declared a personal interest with respect to agenda Item 14 as a member of the Alexandra Palace Advisory Board.</p> <p>Councillor Bob Hare declared a personal and prejudicial interest with respect to agenda Item 14 as a Trustee of the Alexandra Park Board.</p> <p>Councillor Peacock declared a personal and prejudicial interest with respect to agenda Item 14 as a Trustee of the Alexandra Park Board.</p>	
PC82.	<p>DEPUTATIONS/PETITIONS</p> <p>No Deputations or Petitions were received.</p>	
PC83.	<p>MINUTES</p> <p>Councillor Hare noted that conditions agreed by the Committee with respect to planning application HGY/2009/1122, under minute PC75, had not been included.</p> <p>RESOLVED:</p> <p>That the minutes of the meeting should be submitted the next</p>	

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	meeting for approval.	
PC84.	<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 October 2009.</p> <p>It was noted that during this period 32% of the appeals considered by the DCLG had been upheld and 68% had been dismissed.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC85.	<p>DELEGATED DECISIONS</p> <p>The Committee received a report that set out decisions made under delegated authority by the Heads of Development Management (North and South) and the Chair of the Planning Committee between 19 October and 15 November 2009.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC86.	<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, which was held on 9 November 2009.</p> <p>It was noted that of the one hundred and forty planning applications determined there had been no Major applications submitted. Of the twenty seven Minor applications determined 59% had been determined within eight weeks and 80% of the remainder of the applications had been determined within eight weeks.</p> <p>The Committee was advised that the report now detailed Building Control performance statistics. This information would be included within all future reports.</p> <p>The Assistant Director advised that performance on Planning Appeals was steadily improving and it was anticipated that performance would improve further before the end of the year to bring the average figure in line with the national average. He welcomed the inclusion of Building Control performance</p>	

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	<p>information and noted that the Member Training programme would be revised to incorporate this next year.</p> <p>In response to a query from the Chair the Committee was advised that once a prosecution notice had been served the Court issue a summons. If a plea of not guilty was submitted a trial would be held. Where a guilty plea was submitted the individual would be convicted and any mitigating circumstances would be taken into account. However, a conviction did not always lead to compliance and it was often the case that people were prosecuted twice.</p> <p>It was suggested that where action was taken by the Council to revert unlawful conversions to their previous state this should be publicised to send out the message that the Council would take action against unlawful conversions.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> i. That the report be noted. ii. That consideration be given by officers as to how action taken to revert unlawful conversions to their original state could be publicised. 	
<p>PC87.</p>	<p>PLANNING ENFORCEMENT UPDATE</p> <p>The Committee considered a report that detailed performance with respect to planning enforcement during the last Quarter.</p> <p>The Chair noted that the Enforcement Team had recently received a national award for the work undertaken with respect to noise abatement and assisting vulnerable people. The Committee placed on record its congratulation to the Enforcement Team.</p> <p>In response to a query as how immunity was achieved the Committee was advised that under legislation where either four or ten years had past, immunity was given due to the time that had elapsed. It was confirmed that once an enforcement notice had been issued the 'clock stopped'.</p> <p>The Committee was advised that there were currently four permanent Enforcement Officers and one temporary Enforcement Officer.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	

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<p>PC88.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered a report that sought confirmation of a Tree Preservation Order against a tree located to the rear of 6-26 Beaconsfield Road, N15.</p> <p>RESOLVED:</p> <p>That the Tree Preservation Order be confirmed.</p>	
<p>PC89.</p>	<p>PARK TAVERN, PARK LANE, N17</p> <p>The Committee considered a report that sought approval to remove the requirement for a Section 256 Agreement that had been attached to a planning application HGY2008/2220 at the former Park Tavern site, Park Lane, N17. This would be replaced with a Section 38 Agreement to designate the new footway within the application site as a public highway.</p> <p>The approved plan included twelve parking spaces, eight of which were situated within the development and a further four were on street spaces exclusively for the use of Kingdom Hall. However, the application approved by the Committee had been on the basis that eight spaces would be used by Kingdom Hall with four on street parking spaces for general parking. As the on street parking was intended for general parking the Section 256 Agreement was no longer required.</p> <p>The Committee was given an overview of the new parking scheme proposed and it was noted that as no exchange of land was intended the Section 256 Agreement would be replaced by a Section 38 Agreement.</p> <p>An addendum to the report, which noted that it would be necessary to amend the description of the scheme to accord with the agreed revised plan, reference 08424-110 P3 dated 30 November. Photographs of the site were also tabled.</p> <p>In response to concerns that there would not be sufficient visibility to allow vehicles turning right from Shelbourne Road the Committee was advised that the sight lines had been assessed and were considered to be sufficient.</p> <p>RESOLVED:</p> <p>i. That the description of the development relating to the redevelopment of Park Tavern, Park Lane, N17, planning application reference HGY2008/2220, be amended to read seventeen car parking spaces, not twenty-two as previously</p>	

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	<p>agreed.</p> <p>ii. That the original Section 256 Agreement be replaced by a Section 38 Agreement for the reasons set out above.</p>	
<p>PC90.</p>	<p>624 HIGH 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 reminded that the application had previously been rejected, without discussion, on the grounds that there were parking issues that needed to be resolved.</p> <p><i>Councillor Harry Lister arrived at 7.40pm and did not take part in the discussion or decision making process with respect to this item.</i></p> <p>In response to a query the Committee was advised that the covenant attached to the application, which restricted the transfer or lease of any private market housing unit to the Local Authority, Registered Social Landlord (RSL), was not an approach generally used as it required a degree of cooperation from the applicant to make it viable.</p> <p>This formed part of the Section 106 Agreement and as the applicant had indicated that they were happy for this to be attached it had been considered appropriate in this case.</p> <p>It was confirmed that the proposed Car Club would link into the existing network in Haringey and that the cars available could be used by members of the public.</p> <p>It was requested that the inclusion of Play equipment should be sought as part of the landscaping conditions attached to the application.</p> <p>The Committee viewed the plans and then discussed the merits of the application. It was requested that the colour of the brickwork used should be a darker shade that would be sympathetic to the character of the area and the roof should be of a greater depth to encourage bio diversity.</p> <p>It was agreed that an Informative should also be attached to the application stating that the materials used for the Social Housing element of the scheme should be the same as those used in the</p>	

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privately owned units.

RESOLVED:

That, subject to the conditions set out below, planning application reference HGY20009/1532, be approved for the reasons set out in the report.

GENERAL

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.

MATERIAL AND LANDSCAPING

3. Samples of all materials to be used for the external surfaces including balconies 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, windows and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

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

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

5. Details of a scheme depicting those areas to be treated by means of hard landscaping including details of the provision of play equipment for the use of the occupiers of the proposed flats 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.

ENERGY STRATEGY/SUSTAINABILITY

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6. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

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.

2). (b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site: Resulting carbon savings to be calculated.

2). (c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 20% 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.

OTHER

7. 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 the boundary fronting the High Road.

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

8. 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.

9. That a detailed scheme for the provision of refuse and waste

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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. 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.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

11. 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.

12. A scheme for the management of the construction traffic associated with implementing this scheme shall be submitted for approval by the Local Planning Authority prior to the commencement of the works.

Reason: To minimise the impact of construction vehicles on the adjoining roads.

13. Fully annotated and dimensioned elevation and section drawings of typical bay of the High Road and Scotland Green elevations at a scale of 1:20, showing details of roof, facing materials, windows, balcony, walls.

Reason: To ensure that the development is of a high standard as it affects the setting of Scotland Green Conservation Area.

14. Fully annotated and dimensioned details of front boundary treatment to High Road at a scale of 1:10.

Reason: To ensure that the development is of a high standard as it affects the setting of Scotland Green Conservation Area.

15. Elevation drawings to match fenestration pattern of first and second floor layout drawings of proposal shall be submitted to and approved by the Local Planning Authority before development is the commenced.

Reason: To ensure consistency in the appearance of the building.

16. The development hereby permitted shall construct the Wheelchair housing units in accordance with the Design and Quality Standards laid down by Greater London Authority 'Best Practice Guidance' September 2007.

Reason: To ensure the wheelchair units meet the appropriate standard for wheelchair users.

INFORMATIVE: The new development will require naming /

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	<p>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 only the highest quality facing brickwork, in terms of materials, colour, texture, bond, and pointing, to the main elevations facing the High Road and Scotland Green will be acceptable.</p> <p>INFORMATIVE: That the brickwork should be a darker shade in colour to be sympathetic to the character of the area and that the depth of the roof structure should be increased so that the 'green' roof should, if possible, become a 'brown' roof to encourage greater biodiversity.</p> <p>INFORMATIVE: That the materials and finishes internally used in the construction of the proposed development should be the same for the social and private housing tenure types proposed.</p> <p>REASONS FOR APPROVAL</p> <p>The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The proposed height of the buildings at three storey with a set back fourth floor would conform to the predominate height of existing buildings in the locality and the overall design would not comprise the character and appearance of the Conservation Area or the local area in general. The Council's Conservation and Design Team has commented on the current amended scheme as follows: 'the revisions to the massing and modelling has been significantly improved by indented the junction High Road Block and the Scotland Green Block. Accentuating the vertical bays visually this effectively 'breaks up' the overall massing and the apparent scale of the development. This is a very significant improvement.'</p> <p>The proposed density conforms to current guidelines set out in The London Plan and the proposed housing provision would contribute the Council's housing target.</p> <p>The provision of car parking is considered acceptable given the site's closeness to public transport links.</p> <p>Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan Policies: UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG10, HSG 4 'Affordable Housing', HSG 7 'Housing for Special Needs', M9 'Car-Free Residential Developments' of the Haringey Unitary Development Plan and SPG1a 'Design Guidance', SPG10c 'Education Needs Generated by New Housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).</p>	
<p>PC91.</p>	<p>NEWLANDS PLAYING FIELD, ALEXANDRA PARK, N8</p> <p><i>Prior to the consideration of this item Councillors Demirci, Hare and Paeacock, declared personal and prejudicial interests as</i></p>	

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Trustees of Alexandra Palace, and withdrew from the Chamber.

Councillor Newton declared a personal interest.

Councillor Dodds, Vice-Chair, took the Chair for this item.

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.

It was noted that there was an error within the report where the size of the area covered by the adiZone was stated as being 6125sq.m, this should have read 625sq.m.

The Committee agreed that given the large number of objectors for this application and that Mr Marr, Chair of the local Conservation Area Committee, should be given a separate two minutes to give his views.

At the invitation of the Chair Mr Marr spoke in objection to the application and members of the Committee then put questions to Mr Marr.

In response to a question Mr Marr advised that the branding and scale of the proposal would be intrusive and that it was not in keeping with the surrounding area. He considered that there were other, more appropriate sites within Alexandra Park where the proposal could be sited.

At the invitation of the Chair, Ms Helen Allen of 79 Boyton Road spoke in objection to the application and members of the Committee then put questions to Ms Allen.

In response to a question as to why she considered that the application would cause Anti Social Behaviour, Ms Allen advised that the nearby car park already attracted youths who often played loud music until the early hours of the morning causing disturbance to local residents. She felt that it was likely that would increase with the introduction of another area where youths could congregate at night.

At the invitation of the Chair Mr Roger Kemp of 14 Newland House spoke in objection to the application.

Councillor Hare spoke in objection to the application as a local resident and a member of Alexandra Park Board. He noted that this was a historic park that did not provide an appropriate setting for what he considered to be an urban scheme. Although he supported the inclusion of such a facility in the Borough he did not feel that this was the appropriate place for it to be located.

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Councillor Monica Whyte, Local Ward Member, spoke in objection to the application and she noted that she also represented other Ward Members. She contended that consultation with residents had been poor and that these plans had only come to the attention of many residents when it was drawn to their attention by a neighbour. Councillor Whyte had asked the local Neighbourhood Manager to arrange two public meetings to discuss the application, as the first meeting had been poorly attended.

Councillor Whyte noted that effective consultation was important to achieving buy-in from the local community and noted that despite of suggestions that residents had identified the need for a sports facility as a key priority; this application was inappropriate and a large section of the local community were against it. She also contended that given the objections received this was not a good use of Section 106 funding.

The Council's Sports and Recreation Officer advised that the scheme sought to provide a sports facility that would be accessible to a wide range of local residents. The need for additional sports and recreation facilities had been raised by residents of the nearby Campsbourne Estate during consultation on how Section 106 funding should be spent in the area.

As part of this consultation exercise questionnaires had been issued and meetings with young people and elderly people had been held to identify their needs. It was noted that ninety-one questionnaires had been completed and sixty-four of these had indicated that they would be in favour of such a facility being created.

In terms of Anti Social Behaviour the Committee was advised that the Council's Youth Offending Service (YOS) was supportive of the scheme as it was anticipated that additional facilities would encourage youths to take up positive activities.

The Committee viewed the plans and then discussed the merits of the application.

A series of questions were put the Recreation Officer and the Committee was advised that the primary reason for selecting this site was due to the wish expressed by residents that a sports facility was provided from Section 106 funding. In terms of the positioning of the facility it was noted that the Police Designing Out Crime Team had been consulted and they had advised that an element of overlooking acted as a deterrent to vandals. The site was however situated an acceptable distance from residential properties in terms of planning policy.

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	<p>The Committee was advised that following a public meeting held with twenty-two residents there had been no changes made to the scheme.</p> <p>In terms of the maintenance of the facility the Committee was advised that it would be maintained by the Council's Recreation Services Team and there would be daily safety inspections and litter picks. The equipment would also be fully serviced on a quarterly basis.</p> <p>With respect to the funding of the scheme the Committee was advised that 50% had come from central Government and 50% had been provided by the Council from Section 106 contributions. There had been a competition process that had been gone through, to obtain Government funding, which had been sponsored by Adidas.</p> <p>The Assistant Director advised the Committee that the funding for the facility was not a material planning consideration and the application had to be considered on its planning merits. He clarified that local communities were consulted on how Section 106 contributions were spent and noted that this was a key part of determining how this was spent.</p> <p>The Committee discussed the application further and there was a general consensus that the application was unacceptable in terms of its location and the impact upon the adjacent Conservation Area.</p> <p>RESOLVED:</p> <p>That the planning application be refused due to its inappropriate design and location, as it would be visually intrusive and harmful to the character of the Alexandra Park and Palace Conservation Area and because it was considered to be contrary to Policy CSV1 'Development in Conservation Areas' of the Haringey Unitary Development Plan.</p>	
<p>PC92.</p>	<p>505 ARCHWAY ROAD, N6</p> <p>This item was withdrawn by the applicant for the following reasons:</p>	
<p>PC93.</p>	<p>159 TOTTENHAM LANE, N8</p>	

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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.

It was noted that a number of the drawings had been revised and the following references should be amended to read as follows:

153 and 103b were replaced with 105a
106 – 108, 112 – 114 and 116 were replaced with ?
111a was replaced with 111b
105b was replaced with 105a

In response to concerns raised with respect to the number of units offered for Affordable Housing, the Committee was advised that a financial appraisal had been undertaken by officers and the Affordable Housing provision was considered acceptable. The Committee was reminded that the target of 50% Affordable Housing was an average figure to be achieved across all planning applications. Therefore there was flexibility to accept a lower level where this was considered appropriate.

It was noted that one of the three bedroom flats was slightly smaller than the others and there was agreement that if the application were approved a condition should be added to specify that this was the unit offered as Affordable Housing.

It was confirmed that the existing fire escapes would be incorporated into the landscaping scheme.

The Committee discussed the financial appraisal system used and there was agreement that a report should be brought to a future meeting on this.

RESOLVED:

That, subject to the conditions set out below, planning application reference HGY/2009/1593 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

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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. Surface water drainage works and source control measures shall be carried out in accordance with details which have been submitted to and approved in writing by the local planning authority before development commences.

Reason: To prevent the increased risk of flooding.

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. An enclosure for dustbins in accordance with guidance issued by the Local Planning Authority shall be provided prior to the occupation of the building as flats. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to the occupation of the building.

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance 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 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.

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8. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

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) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is 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.

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.

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

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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. 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.

11. 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.

Informative: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

Informative: 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: In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant: a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution, b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils and c) looks to ensure the separation of foul and surface water sewerage on all new

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	<p>developments.</p> <p><u>Reasons For Approval</u></p> <p>The proposed development for complies with Policies, UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG9 'Density Standards', HSG10 'Dwelling Mix', EMP5 'Promoting Employment Uses' and M10 'Parking for Development' of the Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPD - Housing, SPG3b 'Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight', SPG7a 'Parking Standards', SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development' and SPG10e 'Improvements to Public Transport Infrastructure and Services'.</p> <p>Section 106: Yes</p>	
<p>PC94.</p>	<p>540 LORDSHIP LANE, N22</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>It was confirmed that the provision of amenity space on this site was in line with planning policy.</p> <p>There was agreement that any costs incurred due damage to the public highway as a result of the development should be met by the applicant and that a condition should be attached to this affect if the application were approved.</p> <p>It was requested that officers also negotiate with the applicant to agree a shade of brick that would be sympathetic to the existing street scene.</p> <p>RESOLVED:</p> <p>That, subject to the conditions set out below, planning application reference HGY/2009/1774 be approved.</p> <p><u>Conditions:</u></p> <p>1. The development hereby authorised must be begun not later</p>	

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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 in accordance with amended plan SSCL 7126/01 Revision A, received 4 December 2009.

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

Materials, Landscaping

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. 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.

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.

6. 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

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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.

Miscellaneous

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. That a detailed scheme for the provision of recycling and 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.

9. 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.

10. An Energy Assessment shall be submitted, and approved in writing with 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.

11. Details of a controlled gate at the entrance to site shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall thereafter be carried out as approved.

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Reason: In order to avoid collisions between vehicles entering and leaving the site.

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: You are advised that any damage to the pavement or other parts of the Public Highway in front of this application site, as a result of the movement of construction vehicles during the carrying out of this development, must be repaired at the expense of the applicant.

Informative: Further to condition 3 above (external materials), you are advised that the brick should be a quality stock brick which will harmonise with the brick work on adjacent buildings.

Reasons For Approval

The proposed redevelopment of the site comprising of residential with 2 shop unit on the ground floor unlocks the full potential of the site, provides a better frontage onto Lordship Lane Road, making a useful contribution to the Boroughs housing stock while at the same time protecting the residential amenities of neighbouring occupiers. The scale, bulk and massing of the proposed development will be significantly similar to the previous scheme that was allowed on appeal. Furthermore the elevation and design of the current scheme is much better. The proposed development will not give rise to a loss of privacy or result in a significant degree of overlooking to neighbouring properties. The density of the proposed development is considered appropriate for a built up site located in close proximity to good transport links and a town centre. The proposed parking to the rear is considered appropriate. The proposed development is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG 9 'Density Standards', M10 'Parking for Development', UD7 'Waste Storage', HSG1 'New Housing Developments', HSG9 'Density Standards', HSG10 'Dwelling Mix', TCR1 'Development in Town and Local Shopping Centres' and Supplementary Planning Guidance SPG 1a 'Design Guidance', SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG4 'Access for All - Mobility Standards', SPG5 'Safety by Design' and SPG7a 'Parking Standards'.

Section 106: Yes

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PC95.	NEW ITEMS OF URGENT BUSINESS No new items of Urgent Business were raised.	
PC96.	DATE OF NEXT MEETING It was noted that the date of the next meeting was 11 January 2010.	

COUNCILLOR SHEILA PEACOCK

Chair

The meeting closed at 9.50pm.