

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 9 FEBRUARY 2010**

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

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC115.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Wilson, for whom Cllr Williams was substituting.</p>	
PC116.	<p>URGENT BUSINESS</p> <p>The Chair admitted an item of urgent business in relation to the Site at Alexandra Works, 50 Clarendon Road, N8. The Committee was asked to approve an amendment to the minute of the 15 September 2009 in relation to this item, to reflect the Committee's decision at the time that the application be granted subject to conditions and also subject to a Section 106 Legal Agreement.</p> <p>RESOLVED</p> <p>That the Committee agree to alter the minutes of the 15 September 2009 in respect of Alexandra Works, 50 Clarendon Road, N8 to reflect the decision to grant permission subject to conditions and also subject to a Section 106 Legal Agreement.</p>	
PC117.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC118.	<p>DEPUTATIONS/PETITIONS</p> <p>No Deputations or Petitions were received.</p>	
PC119.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 11 January 2010 be confirmed as a correct record.</p>	
PC120.	<p>APPEAL DECISIONS</p> <p>The Committee considered a report that detailed the outcome of appeal decisions determined by the Department of Communities and Local Government (DCLG) during December 2009.</p> <p>The Committee was advised that of the nine appeal decisions determined by the DCLG during December five had been allowed</p>	

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	<p>and four had been dismissed.</p> <p>In response to a question from the Committee in respect of the decision on Gladwell Road Garages, it was reported that such sites were being considered on a case-by-case basis, and so this decision would have no broad policy impact in effect. Further to the decision in relation to the appeal relating to 51 Dongola Road, N17, it was suggested by the Committee that a restriction from conversion be applied to these houses. It was reported that this suggestion would be considered as part of the forthcoming policy report to Cabinet, and it was agreed that Cllr Dodds would put the suggestion in writing to Marc Dorfmann outside the meeting.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC121.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee considered a report that set out the decisions made under delegated authority by the Heads of Development Management (North and South) and the Chair of the Planning Committee between 14 December 2009 and 10 January 2010.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC122.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report that provided an overview of performance statistics for Development Management, Building Control and Planning Enforcement since the previous meeting on 11 January 2010.</p> <p>In response to a question from the Committee, Marc Dorfman confirmed that he would provide Members with information on the amount of Building Control work being undertaken by the private sector in Haringey, and how this compared with the London-wide picture, at the next meeting.</p> <p>The Chair expressed concern regarding the enforcement notice served in respect of 126 Norfolk Avenue, N13 – people living in back sheds – and asked how long it would take for people to be evicted from the premises. It was reported that they would have 28 days within which to appeal the enforcement notice, and that if an appeal was lodged no action could be taken until the appeal had been determined unless a stop notice was served. Legal would liaise with the Enforcement team to look at the facts of the case and to determine whether a stop notice would be expedient in light of the circumstances and conditions involved. It was also</p>	

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	<p>reported that private sector regulations in respect of decent quality homes could also be used to address this case, and that Marc Dorfman would report this to the next HMO Working Group meeting for consideration.</p> <p>In response to a request from the Committee, it was agreed that Legal would supply a table indicating relevant dates for prosecutions sent to Legal for inclusion in future reports, and that dates relating to prosecutions covering the past 12 months would be provided at the next meeting. Information would also be supplied on those cases where prosecution had not been pursued.</p> <p>The Committee asked for an update on the Red Lion, High Road, N17 and an update would be provided to Committee Members at the earliest opportunity outside the meeting.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC123.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered a report recommending Tree Preservation Orders at the following addresses:</p> <ol style="list-style-type: none"> 1. 27 Tor House, Shepherds Hill, N6 2. 56 Kitchener Road, N17 3. 307-309 Queens Lane, N10 4. 18-22 Grange Road, N6 5. 32 Avenue Road, N6 <p>The Committee considered two letters of objection received in relation to 32 Avenue Road, and the advice of the arboriculturalist. It was noted that confirming a Tree Preservation Order on the site would not preclude future applications for works to the tree being submitted in due course.</p> <p>In response to a question from the Committee, it was confirmed that the Council would seek internal or independent advice in respect of any petition to remove a tree as a result of advice from an insurance company. It was also confirmed that any member of the public, property owner or professional expert could initiate proceedings for a Tree Preservation Order if they had any concerns.</p> <p>RESOLVED</p> <p>That the Tree Preservation Orders set out in the report be confirmed.</p>	

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<p>PC124.</p>	<p>320A DUKES MEWS, N10</p> <p>This item had been deferred from the previous meeting of the Committee, on 11 January 2009. 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. The Planning Officer gave a summary of the report submitted and took questions from the Committee.</p> <p>In response to a question from the Committee, it was reported that enforcement action had been taken against the premises in May 2009 and had led to prosecution.</p> <p>At the invitation of the Chair, Mr Leach of Wellfield Avenue and Mr Ehsani of Dukes Avenue spoke in objection to the application. Mr Leach told the Committee that taxis waiting in the vicinity of the office affected access and local parking and also caused noise and disturbance to local residents, who were being denied peaceful enjoyment of their properties as a result. Mr Ehsani told the Committee that, as a result of the taxi office, rubbish was constantly being dumped in his front garden and that the constant disturbance from taxis meant that he could no longer use his garden.</p> <p>At the invitation of the Chair, Mr Cimen addressed the Committee on behalf of the applicant and spoke in support of the application and answered questions from the Committee.</p> <p>The Committee asked why on recent occasions taxis had been seen at the office when pick-up was to be fully radio-controlled, in response to which Mr Cimen reported that some drivers came to the office to pay rent or for other reasons, not to collect customers. Mr Cimen advised the Committee, in response to a question, that radio-controlled operation had commenced after the application had been submitted although a more precise date could not be provided. It was clarified that the application had been submitted on 9 November 2009.</p> <p>In reaching a decision, it was recorded that the Chair did not vote.</p> <p>RESOLVED</p> <p>That planning application HGY/2009/1897 be refused.</p> <p>Location: 320A Dukes Mews N10</p> <p>Proposal: Change of use from B1 (offices) to radio controlled minicab office.</p> <p>Recommendation: Refuse Permission</p>	
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	<p>Decision: Refuse Permission</p> <p>Drawing No's:</p> <p>Reason:</p> <p>1. By virtue of the nature and siting of the proposed development, it is considered there shall be an increase in noise and disturbance associated with its operation, with an unreasonable detrimental impact on the residential amenity of neighbouring properties, which is considered contrary to Policy UD3 'General Principles' and M12 'Minicabs' of the Haringey UDP (2006).</p> <p>Section 106: No</p>	
<p>PC125.</p>	<p>19 CLARENDON ROAD, N8</p> <p>This item had been deferred from the previous meeting of the Committee on 11 January 2010. 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 Planning Officer gave a summary of the report submitted and took questions from the Committee. It was reported the plans had been revised to address the issues raised at the site visit by Committee Members in respect of fenestration.</p> <p>In response to concerns raised by the Committee that there was a need for increased signage for the new spine road, it was agreed that Cllr Dodds would contact Transport regarding this issue directly, outside the meeting.</p> <p>In response to a question from the Committee regarding the suggestion for a green roof, it was confirmed that Condition 4 could be varied to include the requirement for a green roof, and this was agreed by the Committee. It was agreed that an additional Condition 4 be placed on the consent seeking sustainable measures be incorporated into the design.</p> <p>In response to a concern raised by the Committee that the proposed structure was too close to existing flats, it was reported that, further to a requirement for the applicant to move the three-storey element further from the block, the gap between the structures was felt to be acceptable.</p> <p>It was further agreed that an informative be added that the</p>	

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community centre should work with other cultural centres and industrial units in the area to maximise parking in industrial areas during evening hours to reduce the impact of parking in the local area.

RESOLVED

That, subject to the conditions set out below, planning application reference HGY/2009/1892 be granted.

Location: 19 Clarendon Road N8

Proposal: Erection of part single storey / part two storey / part three storey side and front extensions, and use of the building including rear shed as a cultural community centre.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 2-5, 6a, 7-13 incl.

Conditions:

IMPLEMENTATION/ OF THE CONSENT

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.

EXTERNAL APPEARANCE

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.

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4. Details of soft and hard landscaping including the internal courtyard garden shall and a green roof to flat roof of single storey care taker's building, shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works such agreed scheme to implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the proposed development contributes to the amenities of the locality.

TRANSPORTAION/ CAR PARKING

5. Prior to the commencement of the use hereby permitted, a satisfactory Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented by the applicant in accordance with the timescales, targets and other details set out in the plan.

Reason: In the interest of ensuring sustainable travel patterns and to reduces reliance on private motor vehicles.

6. Space shall be made available for the secure parking of 8 bicycles on site before the use hereby permitted is fully implemented.

Reason: To encourage more people to attend the various activities on site by bicycles and to ensure adequate provision is made within the site for the parking of bicycles.

7. Before the use hereby permitted is occupied the parking spaces shown on the approved drawings shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the Council's standards and in the interests of pedestrian and highway safety, the free flow of traffic.

HOURS OF OPERATION

8. The use hereby permitted shall not be operated before 0700 or after 2300 hours Mondays to Sundays and 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.

WASTE MANAGEMENT

9. A detailed scheme for the provision of refuse and waste storage, including recyclable waste containers, 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.

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

SOUNDPROOFING

10. Full particulars and details of provisions for soundproofing shall be submitted to and approved by the Local Planning Authority, in writing, before the commencement of works on site, and subsequently installed in the building in a satisfactory manner, before the use hereby permitted is commenced.

Reason: In order to minimise the transmission of noise and prevent noise nuisance to nearby residential properties.

RESTRICTION ON USE

11. The premises shall be used for those stated in the planning application and for no other purposes including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Uses Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To enable the Local Planning Authority to retain control over the development.

12. The 'Open Area Activities' space shall only be used between the hours of 0900 hours and 2100 hours Mondays to Sundays and Bank Holidays.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

13. Prior to occupation, details of energy efficient design and consideration of on-site equipment, to demonstrate at least a 20% reduction in carbon dioxide emissions from on-site renewable energy generation, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the development.

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

INFORMATIVE: This permission shall not be construed as giving permission for any signage, including any of the signage indicated on submitted drawings. All advertising signage for the development shall be the subject of to obtaining consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

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	<p>INFORMATIVE: In regard to Condition 5 above and prior to preparation/ submission of a Travel Plan to the Local Planning Authority, the applicant is advised that discussions should take place with the African Caribbean Leadership Council of 9 Clarendon Road and other nearby business trading from Clarendon Road; in order to find measures which can help reduce car parking demand and pressure on Clarendon Road.</p> <p>REASONS FOR APPROVAL</p> <p>This determination has been made having regards to the previous consent under LPA Ref: HGY/2004/0597 and in regards to Policies AC1 'The Heartlands / Wood Green', G9 'Community Well Being', UD3 General Principles', ENV5 'Noise Pollution', EMP1 'Defined Employment Area - Regeneration Area', EMP3 'Defined Employment Area - Employment Locations', TCR2 'Out of Centre Development', CLT1 'Provision of New Facilities', CW1 'New Community Facilities', M3 'New Development Location & Accessibility', M4 'Pedestrian and Cyclists', M10 'Parking for Development' and CW1 'Community Well Bring' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG4 'Access for All - Mobility Standards', SPG11b Buildings Suitable for Community Use' and the Haringey Heartlands Development Framework 2005. Bearing this in mind the policy position for area there are no specific changes in circumstance since the 2004 consent that would result in a refusal of this planning permission.</p> <p>Section 106: No</p>	
<p>PC126.</p>	<p>39-43 GARMAN 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 Planning Officer gave a summary of the report submitted and took questions from the Committee. The Committee asked whether more sustainable features could be requested from the applicant. It was noted that the nature of the proposal itself would improve the overall sustainability of the site, and it was agreed that a condition requesting more sustainable features be added. It was noted that officers would take into account the Committee's comments on sustainable features and fully explore the incorporation of 'green' features when looking at applications.</p>	

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The Committee asked about a transport plan for the site, in response to which it was noted that this might be difficult as the application was for an existing building and was not a new development. It was felt that the Council's Transport department should liaise with the managing agents of the site to resolve transport issues.

It was noted that the Environment Agency had no formal comments to make on this application.

RESOLVED

That planning application HGY/2009/1976 be approved, subject to the conditions set out below.

Location: 39 - 43 Garman Road N17

Proposal: Demolition of existing storage facility to rear of site and redevelopment of site comprising new storage building and erection of an additional floor to create first floor level office space fronting Garman Road.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: CGP/835-01, 02, 03, 04A, 05B, 06A, 07B, 08A & 09.

Conditions:

EXPIRATION TIME

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.

IN ACCORDANCE WITH PLANS

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

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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.

WASTE STORAGE

4. A scheme for the screening of the waste storage area shall be submitted to and approved in writing by the local planning authority prior to the occupation of the building.

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the amenity and appearance of the locality.

CONSTRUCTION HOURS

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. Prior to occupation, details of energy efficient design and consideration of on-site equipment, to demonstrate at least a 20% reduction in carbon dioxide emissions from on-site renewable energy generation, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the 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.

REASONS FOR APPROVAL

The development has been assessed against and found to comply with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design' UD7 'Waste Storage', ENV1 'Flood Protection: Protection of the Floodplain and Urban Washlands', M10 'Parking for Development' and EMP2 'Defined Employment Areas - Industrial Locations' of the Haringey

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	<p>Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling' and SPG8b 'Materials' of the Haringey Supplementary Planning Guidance (October 2006).</p> <p>Section 106: No</p>	
<p>PC127.</p>	<p>7A TYNEMOUTH TERRACE, TYNEMOUTH ROAD, N15 4AP</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 Planning Officer presented a summary of the report submitted and took questions from the Committee. It was noted that the application would also be subject to a Section 106 Legal Agreement for an education contribution of £27,600. A condition would be added that the gates at the front and railings on top of the wall be retained and refurbished. It would further be added that there be no residents parking permits within the CPZ.</p> <p>The Committee expressed concern that the development did not include a disabled parking bay adjacent to the site, in response to which it was reported that the size of the development fell below the threshold for DDA requirements to apply, although the whole ground floor was fully accessible, and space was available for pick-up or drop-off outside the property by a vehicle. The Committee suggested that the parking bay allocated for maintenance should also be made available for disabled parking, and it was agreed that the condition restricting use of the space be amended to include permission for the space to be used for disabled parking as well as for maintenance, and for clear signage to this effect to be erected.</p> <p>The Committee also asked how Housing Association residents would benefit from Government Feed in Grants for energy generated by solar panels, which would be introduced in April 2010. It was reported that this was an issue that needed to be explored further, but it was noted that the mechanisms by which residents received grant payments may lie outside the remit of Planning. It was agreed that a training session should be held to look at the type of conditions that could be added to applications in order to address sustainability and renewable energy issues.</p> <p>RESOLVED</p> <p>That the planning application HGY/2009/1980 be approved, subject to the conditions below and a Section 106 Legal Agreement for an education contribution of £27,600 and the</p>	

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restriction on residents applying for parking permits under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

Location: 7A Tynemouth Terrace, Tynemouth Road N15

Proposal: Demolition of existing structures and erection of 5 x 1 to 3 storey dwellinghouses, consisting of 3 x two bed, 1 x three bed and 1 x one bed houses with associated patio gardens.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 7376/51A - 55A incl., 57A; 7376/211 - 214 incl., 221, 222, 224 & 250.

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. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

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5. 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.

6. A site history and soil contamination report shall be prepared; submitted to the Local Planning Authority and approved before any works may commence on site.

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

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.

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8. That the parking space shown on the drawings hereby approved shall be available for maintenance vehicles only or for use as a disabled bay and lockable bollards shall be installed to ensure the space is not available for general use by residents of the development. A parking management plan shall be submitted to and approved in writing by, the Local Planning Authority, prior to the occupation of the first unit hereby approved.

Reason: to ensure satisfactory parking provision for wheelchair users within the development.

9. Notwithstanding the details on the drawings hereby approved, details of a scheme to refurbish and re-instate the existing gates, metal arch and railings shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the commencement of the development.

Reason: To ensure the satisfactory appearance of the development.

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 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: No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

REASONS FOR APPROVAL

The proposed residential development is considered to be appropriate and therefore acceptable in that it would not be harmful to the amenities of neighbouring residents. Accordingly it meets Council Policies EMP4 'Non Employment Generating Uses', HSG 10 'Dwelling Mix', UD3 'General Principles', UD4 'Quality Design' of Haringey Unitary Development Plan, UD7 'Waste Storage' also SPG1a 'Design Guidance', SPD - Housing (Density, Dwelling Mix, Floorspace-Minima, Lifetime Homes) and

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	<p>SPG 3b 'Privacy, Overlooking, Aspect , Outlook & Daylight, Sunlight'.</p> <p>Section 106: Yes</p>	
PC128.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>The new item of urgent business in respect of Clarendon Road was considered at the start of the meeting.</p> <p>There were no further new items of urgent business.</p>	
PC129.	<p>DATE OF NEXT MEETING</p> <p>It was noted that the next meeting of the Planning Committee would take place on Monday 8 March, at 7pm.</p> <p>The meeting closed at 20:45hrs.</p>	

COUNCILLOR SHEILA PEACOCK

Chair