

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 MARCH 2010**

Present: Councillor Sheila Peacock (Chair), Councillor David Beacham, Councillor Ali Demirci, Councillor Ray Dodds (Deputy Chair), Councillor Bob Hare, Councillor Harry Lister, Councillor Errol Reid, Councillor Liz Santry and Councillor Richard Wilson.

In Attendance: Xanthe Barker, Marc Dorfman, Mathew Gunning, Rosemary Lansdowne, Tay Makoon.

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC130.	<p>APOLOGIES</p> <p>Apologies were received from Councillor Toni Mallett and Councillor Harry Lister substituted for her.</p>	
PC131.	<p>URGENT BUSINESS</p> <p>The Committee agreed to consider an amendment to planning consent HGY/2008/2320 as an item of Urgent Business.</p>	
PC132.	<p>DECLARATIONS OF INTEREST</p> <p>No declarations of interest were made.</p>	
PC133.	<p>DEPUTATIONS/PETITIONS</p> <p>None.</p>	
PC134.	<p>MINUTES</p> <p>RESOLVED:</p> <p>That the minutes of the meeting held on 9 February 2010 be confirmed as a correct record.</p>	HLDMS
PC135.	<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 January 2010.</p> <p>The Committee was advised that of the nine appeals determined by the DCLG during the period two had been allowed and seven had been dismissed.</p> <p>RESOLVED:</p>	

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	That the report be noted.	
PC136.	<p>DELEGATED DECISIONS</p> <p>The Committee considered a report that set out the decisions made under delegated authority by the Heads of Development Control (North and South) and the Chair of the Planning Committee between 11 January and 14 February 2010.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC137.	<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 9 February 2010.</p> <p>It was requested that information with respect to Building Control should be presented in the same format as the other statistical information within future reports and that this should include year on year comparative data and comparative date with respect to other London Boroughs.</p> <p>In response to a query the Committee was advised that when a piece of land or property sold or inherited any prosecution notice or requirement for compliance was attached it and as such became the responsibility of the new owner.</p> <p>It was requested that future reports should provide a brief overview of the Enforcement issue and details of which Ward the case was located in.</p> <p>It was noted that publicising Enforcement action taken by the Local Authority provided an important deterrent and the Committee agreed that this should be further publicised in the Council's Planning and Regeneration News Letter.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	<p>Planning Officer</p> <p>Planning Officers</p> <p>Planning Officers</p> <p>Planning Officers</p>
PC138.	<p>LEGAL SERVICES REPORT ON OUTCOME OF PLANNING ENFORCEMENT CASES FROM 1 APRIL 2009 TO FEBRUARY 2010</p> <p>The Committee considered a report that provided details of the outcome of cases referred to Legal Services by the Planning Enforcement Team between 1 April 2009 and 1 February 2010.</p>	

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	<p>It was requested that this information was provided on a monthly basis to future meetings.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	<p>Legal Services</p>
<p>PC139.</p>	<p>PLANNING APPLICATIONS</p> <p>Prior to the consideration of the planning applications listed within the agenda the Chair note that she intended to alter the order of the agenda and take items 14, 15, 17 and the new item of Urgent Business admitted under Item 2, next.</p>	
<p>PC140.</p>	<p>LAND BETWEEN MOIRA CLOSE AND ADAMS ROAD, N17 6HZ</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 outlining the salient points and took questions from members of the Committee.</p> <p>In response to a query, as to whether the level of tree planting within the proposal was sufficient, the Committee was advised that the planting scheme attached to the application showed that there would be a significant level of new trees provided and that many of the existing trees on the site would be retained.</p> <p>There was agreement that ensuring that the site was as green as possible was important to the local area and that an Informative should be attached stating this.</p> <p>RESOLVED:</p> <p>That, subject to the conditions set out in the report and the inclusion of an Informative with respect to planting on the site, planning application reference HGY/2009/2123 be approved.</p> <p>Conditions:</p> <p><u>Implementation</u></p> <p>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.</p>	<p>Planning Officer</p>

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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 and in the interest of the visual amenity of the area.

4. Notwithstanding any indication on the submitted drawings, details of the siting and design of all walls, gates, fencing, railings or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The walls/gates/fencing/railings/enclosures shall be erected in accordance with the approved details following completion and occupation of the building hereby approved.

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

Site Layout/ Nature Coservation

5. Notwithstanding any indication on the submitted drawings details and samples of the materials for those area to be treated by means of hard landscaping (permeable surface) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Thereafter the hard landscaping shall be carried out in accordance with the approved details following completion and occupation of the building hereby approved.

Reason: In order to retain control over the external appearance of the development and to provide a permeable surface for better surface water drainage on site.

6. Notwithstanding the details of landscaping plan a schedule of those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Thereafter the approved scheme of planting

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and landscaping (as shown on drawing 10110001-101-REVD) shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the completion of development. Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, shall be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.

7. A detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

8. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) CS/040815-001, Revision A, 10th December 2009 and the following mitigation measures detailed within the FRA:

1). Limiting the surface water run-off generated by the 1 in 100 year critical storm, taking into account the effects of climate change, to 86l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

2). Provision of flood storage on site to attenuate all storm events up to and including the 1 in 100 year event, taking into account the effects of climate change.

3). Provision of suitable SUDS features including rainwater harvesting.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

9. The development shall not begin until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding and to improve and protect water quality

10. Prior to construction of the Multi Use Games Area (MUGA),

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details of the proposed, location, specification and operation of the floodlighting shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in complete accordance with the approved detail. The MUGA shall not be used other than between the hours of 08.00 and 21.00.

Reason: To ensure the proposed floodlighting shall not have a detrimental impact on neighbouring properties and their residential amenity.

11. No development shall take place until a walk-over survey (in conjunction with the Council's Ecology Officer) has been carried out for the presence of bats on site and has been approved in writing by the Local Planning Authority. Should the presence of bats be found, then no development shall take place until full details of measures for bat migration and conservation have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the ecology of the Metropolitan Open Lane and to protect species in line with UK and European Law.

Transportation

12. Prior to the occupation the building hereby approved, 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 reduce reliance on private motor vehicles.

Sustainability/ Environmental Performance

13. No development shall take place until the applicant has submitted to the Local Planning Authority for approval an independently verified BREEAM report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the occupation of the development.

Reason: To ensure that the proposal complies with the principles of sustainable development

14. Prior to the implementation of the consent hereby approved details of on-site equipment for the provision of renewable power generation for the building shall be submitted to and approved in writing by the Local Planning Authority demonstrating a 20% reduction in predicted CO2 emissions through the use of renewable energy installations on site. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review,

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or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved.

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

Construction

15. No development hereby permitted shall commence until a Demolition Method Statement has been submitted to and approved by the Local Planning Authority. The statement shall include a methodology for demolition, mitigation for impacts arising from demolition (including dust and noise) and the named contractor(s). Thereafter, all demolition shall be undertaken in accordance with the approved statement unless otherwise agreed with the Local Planning Authority

Reason: In order to minimise the impact of the works on the amenities of neighbouring occupiers.

16. The construction works of the development hereby granted shall not be carried out before 0730 or after 1830 hours Monday to Friday or before 0800 or after 1300 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.

17. Prior to the commencement of work a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

Informative

In order to check that the proposed stormwater system meets the Environmental Agency requirements, the agency require that the following information be provided:

a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds and soakaways. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

b) Confirmation of the critical storm duration.

c) Where infiltration forms part of the proposed stormwater

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system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.

d) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.

e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.

f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

Reasons For Approval

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

I. The design, form, detailing and facing materials of this purpose-built inclusive learning centre and associated external play space and landscaping are considered acceptable;

II. The proposal will deliver a significant amount of high-quality affordable extra care housing for the Borough; identified as a particular need;

III. The proposal will provide a high quality education facility which will provide enhanced opportunities for teaching and learning, with wider benefits to the local community;

IV. The scheme has been designed sensitively in terms of environmental, ecological and sustainability issues and in terms of its relationship with neighbouring properties.

(b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following G1 'Environment', G2: 'Development and Urban Design', G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', ENV1 'Flood Protection: Protection of Floodplain, Urban Washlands', ENV2 'Surface Water Runoff' and OS17 'Tree Protection, Tree Masses and Spines' and supplementary planning guidance 'PG1a 'Design Guidance and Design Statements', SPG4 'Access for All - Mobility Standards', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG7b 'Travel Plan', SPG7c 'Transport Assessment', SPG8b 'Materials', SPG8c 'Environmental Performance' and SPG9 'Sustainability Statement Guidance'.

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	Section 106: No	
PC141.	<p>LAND REAR OF CORBETT GROVE, N22 8DQ</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 outlining the salient points and took questions from members of the Committee.</p> <p>The Committee discussed the Ecological Report, commissioned by the applicant and there was agreement that the proposed conditions attached to the application with respect to this should require that the Council's Biodiversity Officer was consulted with.</p> <p>In response to a query, as to why the application was recommended for approval, when it fell short of the density recommended by the London Plan, the Committee was advised that the Local Authority had adopted Supplementary Planning Guidance (SPG) that allowed for lower densities to be permitted on sites of this type to protect their green character.</p> <p>Concern was raised with respect to how the Council could ensure that residents of new social housing schemes would benefit from feed in tariffs available under new Decentralised Energy initiatives. The Committee was advised that the Council was making provision for this within the new Core Strategy document, which would be considered by Cabinet on 23 March.</p> <p>The Committee was advised that there was no direct access through the site from Corbett Grove; only residents of Imperial Road would be able to walk through it. There was agreement that officers should discuss the possibility of enabling the green space within the site to be accessed from Corbett Grove. If the applicant was agreeable this could be included within the Section 106 Agreement attached to the application.</p> <p>It was noted that the Crime Prevention Officer had raised concern with respect to the creation of an additional access point and there was agreement that an Informative should be attached requesting that the applicant should consult further with the Crime Prevention Officer in relation to this. There was agreement that the Informative should also refer to lighting to improve safety and that this should be as unobtrusive and energy efficient as possible.</p> <p>RESOLVED:</p>	<p>Planning Officer</p> <p>Planning Officer</p> <p>Planning Officer</p>

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That, subject to the conditions set out below, planning application reference HGY/2009/1830 be approved.

Conditions:

Expiration Of Permission

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 Approved 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

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.

Landscaping

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

- (a) Those existing trees to be retained.
- (b) Those existing trees to be removed.
- (c) Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- (d) Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Note: The landscaping scheme shall include

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the provision of one fruit tree per private garden and at least two fruit trees within the communal open space. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

5. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

6. 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 retain control over the external appearance of the development in the interest of the visual amenity of the area.

Boundary Treatment

7. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

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Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

External Lighting

8. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space 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.

Waste Management

9. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority. The detailed scheme shall include:

(a) Each house in this proposed development would require the bin storage area to be of sufficient size to accommodate the following: 1 x 240ltr refuse bin, 1 green recycling box, 1 x organic waste caddy and 1 x green waste bag.

(b) Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

(c) If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required.

(d) Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.

(e) All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.

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(f) If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.

(g) Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.

(h) Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.

(i) Full details of the waste storage areas including elevation plans, dimensions, and materials shall be provided to and approved by the local planning authority.

(j) The applicant shall provide a written legal agreement that the freeholder/ leaseholder signs which stipulate that the occupants are made aware where their refuse and recycling storage is and that they will not dump in Bounds Green Road. Once this agreement has been signed and a copy of this signed document will need to be forwarded to Chris Collings contract monitoring officer Environmental Resources.

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

Noise

10. The development hereby approved shall comply with BS8233 with regards to sound insulation and noise reduction.

Reason: In order to ensure satisfactory amenity of future residents of the development.

Fire And Emergency

11. The applicant shall receive full approval from London Fire and Emergency Planning Authority (LFEPA) with regards to access for Fire Fighting purposes and the provision and location of dry risers etc, prior to the commencement of works.

Reason: To ensure the development complies with all LFEPA requirements

Ecology

12. The applicant shall comply with the recommendations set out in the Habitat Survey, produced by Baker Shepherd Gillespie, dated May 2009.

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Reason: To ensure the ecological impact of the development is minimised.

Permitted Development

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (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

Construction

14. Details of the routing/management of the construction traffic shall be submitted to the Local Planning Authority, for approval, prior to the commencement of works.

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

15. 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.

Informative - Crime Prevention

The residential buildings proposed by 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' & 'Designing Out Crime' principles.

Informative - Naming / Numbering

The new development will require 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 - Thames Water

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should

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ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Informative - Network Rail

- All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. In the absence of detailed plans all soak aways must be located so as to discharge away from the railway infrastructure.
- All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.
- All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur.
- Security of the railway boundary will require to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Territory Outside Parties Engineer.
- Although the existing NR fence is adequate in preventing trespass there will inevitably be pressure from the new residents

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to soften or even attempt to alter its appearance. It should be noted that our fence should not be altered or moved in any way and nothing should be put in place to prevent us from maintaining our boundary fence as we are obliged to do so in law. It is our experience that most developments seek to provide their own boundary enclosure so as to avoid such future problems. It would also help to reduce the impact of railway noise. We would advise that the developer should provide a trespass proof fence adjacent to Network Rail's boundary (minimum 1.8m high) and make provision for its future maintenance and renewal. Network Rail's existing fencing / wall must not be removed or damaged

- The Developer should be aware that any development for residential use adjacent to an operational railway may result in neighbour issues arising. Consequently every endeavour should be made by the developer to provide adequate soundproofing for each dwelling. Please note that in a worst case scenario there could be trains running 24 hours a day and the soundproofing should take this into account.

Informative:

The Planning Committee Members indicated that the linear pathway which will connect the north and south parts of the development on site should be open to the public, so as to provide through access from Imperial Road and Bounds Green Road and that an access point(s) with Corbett Grove should also be incorporated.

Informative:

Further to condition 8 above the applicant is advised to contact the Crime Prevention Officer (Muswell Hill Police Station 115 Fortis Green, Muswell Hill, London, N2 9HW, Telephone: 020 8340-1212) regarding the instillation of external lighting.

Reasons For Approval

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

I. The design, form, detailing and facing materials are considered acceptable;

II. The scheme has been designed sensitively in terms of its relationship with neighbouring properties.

(b) The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles',

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	<p>UD4 'Quality Design', UD7 'Waste Storage', UD10 'Planning Obligations', HSG1 'New Housing Developments', M3 'New Development Location and Accessibility', M10 'Parking and Development', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).</p> <p><u>Section 106</u></p> <p>Yes.</p>	
<p>PC142.</p>	<p>500 WHITE HART LANE, N17 7NA</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 outlining the salient points. He advised that there was a change to Condition 4 as set out in the report, which should be amended to read:</p> <p>'A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs (in specific to the front of the site) and details of hard landscaping, shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approved details thereafter.</p> <p>Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity'.</p> <p>Questions from members of the Committee were then taken by the Planning Officer.</p> <p>In response to concern raised that there was insufficient tree planting and a suggestion that the applicant should be required to provide further trees within the parking area as part of the Section 106 Agreement; the Committee was advised that the applicant could not be required to do this by condition or the Section 106 Agreement. If the Committee was minded to refuse the application on the basis that there was insufficient planting within the scheme it was unlikely this would not be sustainable on appeal.</p>	

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In resolving to approve the application members of the Committee firstly asked for additional tree planting in car park, which can be secured by way of a condition, and secondly a financial contribution towards environmental improvements (i.e. landscaping) to the strip of land immediately to the front of the site. It was delegated to Assistant Director to agree the exact amount of financial contribution.

Asst Dir
Planning and
Regen

RESOLVED:

That, subject to the condition set out below, planning application reference HGY/2009/2140 be approved.

Conditions:

Implementation

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.

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

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

5. No development shall be commenced until precise details of the siting and design of all walls, gates, fencing, railings or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction

Reason: To ensure a satisfactory appearance to the development.

Parking

6. Space shall be made available for the secure parking of 6 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.

Waste Storage

7. A scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the local planning authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

Sustainability/ Energy Efficiency

8. Prior to the implementation of the consent hereby approved details of on-site equipment for the provision of renewable power generation for the building shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that at least 20% of all energy requirements within the resulting development are sourced from renewable energy sources. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved.

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

9. The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) of 'Excellent' or 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the Local Planning Authority before any of the building hereby approved is first occupied.

Reason: To ensure that the proposal complies with the principles of sustainable development.

Construction

10. 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.

11. Prior to the commencement of work on site a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location

12. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect the residential amenities of nearby occupiers and minimise danger and inconvenience to highway users

13. 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. Thereafter these works shall be carried out in accordance with the details as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

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	<p><u>Informative</u></p> <p>This permission is granted without prejudice to the necessity to obtaining consent under the. Town & Country Planning (Control of Advertisements) Regulations 2007.</p> <p><u>Reasons For Approval</u></p> <p>The siting, built form, design and external appearance of this proposed industrial unit and its associated access points is considered acceptable in context of the context of this employment site; the existing buildings on site and its relationship with nearby residential properties. The proposal will not adversely affect the residential and visual amenities of nearby residents. As such the proposal is in accordance with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', EMP3 'Defined Employment Area', EMP5 Promoting Employment Uses' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan (2006) and the Councils SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', and SPG8b 'Materials' of the Haringey Supplementary Planning Guidance (October 2006).</p> <p><u>Section 106</u></p> <p>Yes.</p>	
<p>PC143.</p>	<p>ANEURIN BEVAN HOUSE, TREDEGAR ROAD, N11 2QA</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 outlining the salient points and took questions from members of the Committee.</p> <p>The Committee was advised that the energy derived from Vortex Tiles would be utilised within the communal parts of the building. There was agreement that Housing Associations and developers should be asked to use features such as Vortex tiles in a way that would enable residents to benefit from the energy they created.</p> <p>It was requested that the Assistant Director, Planning and Regeneration, should provide the Committee with a briefing note setting out how the Council intended to engage with Housing Associations and developers on this issue.</p> <p>It was requested that an Informative should be attached</p>	<p>Asst Dir Planning and Regeneration</p>

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	<p>requesting that the name of the building was retained.</p> <p>RESOLVED:</p> <p>That, subject to the condition set out below, planning application reference HGY/2009/2128 be approved:</p> <p><u>Conditions</u></p> <p><u>Expiration Of Permission</u></p> <p>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.</p> <p><u>In Accordance With Approved Plans</u></p> <p>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.</p> <p><u>Renewable Energy</u></p> <p>3. A plan indicating the allocation and location of photovoltaic panels to the roof slopes and associated calculations showing compliance with the reduction of 20% CO₂ against the baseline calculation of 92,437.62kgCO₂/year, shall be provided to and approved in writing by the Local Planning Authority, prior to the occupation of the units. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building, hereby approved. Reason: To ensure the development incorporates on-site renewable energy generation to contribute to a reduction in the carbon dioxide emissions generated by the development, in line with national London and local planning policy.</p> <p><u>Materials</u></p> <p>4. 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</p>	Planning Officer
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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.

Landscaping

5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

- (a) Those existing trees to be retained.
- (b) Those existing trees to be removed.
- (c) Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- (d) Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Note: The landscaping scheme shall include the provision of one fruit tree per private garden and at least two fruit trees within the communal open space. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

6. Before any works herein permitted are commenced, all those trees to be retained (as indicated on the approved drawings) shall be protected by secure stout exclusion fencing erected a minimum distance from the tree trunk equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing. Reason: In order to ensure the

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safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

7. 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 retain control over the external appearance of the development in the interest of the visual amenity of the area.

Boundary Treatment

8. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

External Lighting

9. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space 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.

Central Dish/Aerial System

10. The proposed flats within the 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.

Waste Management

11. 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

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commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority. The detailed scheme shall include:

(a) The refuse storage facility for block A will need to be of sufficient size to accommodate 4 x 1100ltr bins and 2 x 1100 recycling bins. If any of the bin enclosures are set behind security gates, keys or fobs will need to be provided to the refuse and recycling collectors.

(b) The refuse storage facility for block B and C will need to be of sufficient size to accommodate 4 x 1100ltr bins and 2 x 1100 recycling bins. If any of the bin enclosures are set behind security gates, keys or fobs will need to be provided to the refuse and recycling collectors.

(c) Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

(d) If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required.

(e) Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.

(f) All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.

(g) If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the Collectors. No charges will be accepted by the Collectors for equipment required to gain access.

(h) Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.

(i) Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway

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other than immediately before it is due to be collected. Further detailed advice can be given on this where required.

(j) Full details of the waste storage areas including elevation plans, dimensions, and materials shall be provided to and approved by the local planning authority.

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

Fire And Emergency

12. The Access road width should be a minimum of 3.70 metres and comply with Approved Document B5. Contact LFB Water Office for possible fire hydrant requirements wateroffice@london-fire.gov.uk or 0208 555 1200 ext 53269. The developer shall get full approval from London Fire and Emergency Planning Authority (LFEPA) with regards to access for Fire Fighting purposes and the provision and location of dry risers etc, prior to the commencement of works.

Reason: To ensure the development complies with all LFEPA requirements

Permitted Development

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (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

Construction

14. Details of the routing/management of the construction traffic shall be submitted to the Local Planning Authority, for approval, prior to the commencement of works.

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

15. 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.

Informative

The residential buildings proposed by the development hereby

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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' & 'Designing Out Crime' principles.

Informative

The new development will require 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 the event the proposed development requires a new crossover to be made over the footway, the necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 02084891316 to obtain a cost estimate & to arrange for the works to be carried out.

Informative

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

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	<p><u>Informative</u></p> <p>The new development will require naming / numbering, however the Council will expect the naming of the new scheme to retain. Incorporate the existing name 'Aneurin Bevan House'. The applicant should contact the Transportation Group at least six weeks before the development is occupied (Tel. 020 8489 5573) to arrange this.</p> <p><u>Reasons For Approval</u></p> <p>The reasons for the grant of planning permission are as follows:</p> <p>(a) The proposal is acceptable for the following reasons:</p> <p>I. The design, form, detailing and facing materials are considered acceptable;</p> <p>II. The proposal will deliver a significant amount of high-quality affordable housing for the Borough; identified as a particular need;</p> <p>III. The scheme has been designed sensitively in terms of environmental, ecological and sustainability issues and in terms of its relationship with neighbouring properties.</p> <p>(b) The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage' UD10 'Planning Obligations', HSG1 'New housing developments', HSG4 'Affordable Housing', HSG10 'Dwelling mix', M3 'New Development Location and Accessibility', M10 'Parking and Development', OS5 'Development Adjacent to Open Spaces' OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', SPG10e 'Improvements to public transport infrastructure and services' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).</p> <p><u>Section 106</u></p> <p>Yes.</p>	
<p>PC144.</p>	<p>42 STORMONT ROAD, N6 4NP</p> <p><i>The Committee considered planning applications HGY/2009/2090 and HGY/2009/ 2091 together.</i></p>	

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The Committee considered two reports, previously circulated, which gave details of the applications, 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 outlining the salient points and took questions from members of the Committee. It was noted that the Committee should disregard the reference to a basement floor as this was incorrect.

At the invitation of the Chair, Mr Shane of 40 Stormont Road and Mr Davidson of 14 Deanwood Road, spoke in objection to the application and following their statements the Committee put questions to them.

In response to a question Mr Davidson confirmed that he considered that the proposed scheme was out of keeping with the local area due to its scale and mass. He also contended that by building up to the edge of the boundary the semi rural character of the area would be altered.

In response to a question Mr Shane advised that he and other residents considered that it would be more appropriate for the existing building to be renovated.

It was noted that in order for a building in a Conservation Area to be protected from demolition it had to be demonstrated that it made a positive contribution to the Conservation Area or that it was of special architectural merit. As set out in the report the Council's Conservation Officer did not consider that the building met either of these criteria. In response Mr Shane contended that the existing house was similar in style to a nearby Listed Building, which it was considered to be of architectural merit.

Councillor Rachel Allison, the Local Ward Member, spoke in objection to the application. She contended that the footprint and roof of the proposed building were significantly larger than those of the existing building. She also noted that the roof included a flat area that was out of keeping with the character of the local area and that the loss of part of the grass verge to the side of the existing house would alter the semi rural feel of the area.

In conclusion Councillor Allison noted that it would be preferable if the applicant were to renovate the existing property, or if revised plans for a smaller property more in keeping with the character of the local area, were submitted.

In response to a query, Councillor Allison noted the property was situated in a unique area that bordered Hampstead Heath, which was comprised of properties from the inter war period and that the existing property formed a good example of this. Given it's

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proximity to the Heath she contended that retaining the semi rural character of the area was important to the character of the local area.

Councillor Allison accepted that there was no single architectural style that dominated the area; however, she noted that there was a uniformity of light and space that pervaded and contended that the scale and mass of the proposed building would damage this and would set a precedent that would alter the character of the area.

At the invitation of the Chair, Mr Russell Abrahams, the applicant addressed the Committee and questions were put to him by the Committee.

Mr Abrahams advised that there were not separate flats included within the building as contended. Within the roof space there would be one self contained unit, with a separate entrance, which would be used by the Au Pair employed by Mr Abrahams. The second set of rooms would be used by Mr Abraham's daughter who lived with family for part of the year.

The Committee was also advised by Mr Abrahams that partial flat roofs, of the type proposed, were incorporated within many large roofs for structural reasons and that these were largely concealed. He noted that there were examples of this in close proximity to the site.

In response to a query Mr Abrahams noted that the grass verge, to the side of the existing property, formed part of the curtilage of the property and that there was no Public Right of Way in place that prevented it being built on. However, there were no plans to build on the verge; the only change would be the addition of an exit onto Deanwood Road from the new garage.

In response to a query Mr Abrahams advised that he had investigated the possibility of renovating the existing property; however, the work required to bring the property back into use would be extensive and it would not be possible to achieve the required layout.

The Committee viewed the proposed plans and discussed the merits of the applications and it was proposed by Councillor Wilson and seconded by Councillor Hare that the applications should be refused on the grounds set out in the resolution below.

The motion was put to the vote and the results were as follows:

For: 5

Against: 4

Abstentions: 0

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The motion was carried.

RESOLVED:

That planning applications HGY/2009/2090 and HGY/2009/2091 be refused for the reasons set out below:

Planning Application: HGY/2009/2090

1. The proposed replacement building by reason of its design, bulk and mass would not preserve or enhance the character and appearance of the conservation area and as such is considered contrary to Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan 2006 and supplementary planning guidance SPG1a 'Design Guidance' and SPG2 'Conservation and Archaeology'.

2. The proposed development is considered contrary to national and local planning policy which seeks to prevent the demolition of buildings in conservation areas which are capable of improvements in the context of the style of the area. As such the proposal is considered contrary to Planning Policy Guidance (PPG15), Policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan and supplementary planning guidance SPG2 'Conservation and Archaeology'.

Section 106: No

Planning Application: HGY/2009/2091

1. The proposed development is considered contrary to national and local planning policy which seeks to prevent the demolition of buildings in conservation areas which are capable of improvements in the context of the style of the area. As such the proposal is considered contrary to Planning Policy Guidance (PPG15), Policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan and supplementary planning guidance SPG2 'Conservation and Archaeology'.

2. The proposed replacement building by reason of its design, bulk and mass would not preserve or enhance the character and appearance of the conservation area and as such is considered contrary to Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan 2006 and supplementary planning guidance SPG1a 'Design Guidance' and SPG2 'Conservation and Archaeology'.

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	Section 106: No	
PC145.	<p>LAND TO REAR OF ELEANOR CLOSE, N15</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 outlining the salient points and took questions from members of the Committee.</p> <p>Members of the Committee raised concern with regard to the loss of green space. It was noted that many people were currently waiting for allotments and that the Government was encouraging Local Authorities to preserve small areas of green space wherever possible.</p> <p>At the invitation of the Chair, Ms Sara Hall of 156 Arnold Road, spoke in objection to the application and then answered questions from members of the Committee.</p> <p>In response to a query, regarding concerns raised by the Police over safety, Ms Hall advised that the area had been in frequent use until it was fenced off. Ms Hall contended that if the area could be used by the local community anti social behaviour, which was encouraged by the derelict site, would be reduced.</p> <p>Ms Hall advised that, although she did not have details with her, she and other residents had contacted Family Mosaic on several occasions with regard to using the site for community events.</p> <p>Councillor Rachel Allison addressed that Committee and noted that the area of green space was important to local residents as there was limited access to recreational areas of this type locally.</p> <p>At the invitation of the Chair, a representative of the applicant, Family Mosaic, spoke in support of the application and answered questions from members of the Committee. It was confirmed that there had been consultation with tenants and local residents via Family Mosaic's Housing Officer and other local Registered Social Landlords (RSL's). However, due to problems with crime and anti social behaviour the site had been closed off.</p> <p>The Committee discussed the application and the Assistant Director Planning and Regeneration reminded that Committee that the application had to be considered on its merits and that it could not be refused on the grounds that the Committee would prefer to see a different scheme come forward.</p>	

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RESOLVED:

That, subject to the conditions set out below, planning application reference HGY/ 2009/1954 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.

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 new building 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.

Restriction On Future Extensions

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, 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

Construction Work

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

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	<p>the enjoyment of neighbouring occupiers of their properties.</p> <p>6. Prior to the commencement of the development and to the satisfaction of the Local Planning Authority, tree protective fencing shall be erected on site and thereafter be retained in place until the works are fully complete. Reason: To safeguard the health of existing trees which represent an important amenity feature.</p> <p><u>Informative</u></p> <p>The Planning Committee Members indicated that Family Mosaic housing association should work with local residents (including Eleanor Road residents association) in improving other piece of open space within the estate.</p> <p><u>Reasons For Approval</u></p> <p>The position, scale and detailing of the proposed dwelling is considered acceptable in relation to the neighbouring terraces and the existing mature trees on site. A gap will be retained between the proposal and the neighbouring terrace and as well the back drop of trees will help maintain a sense of openness and visual relief along Arnold Road. As such the proposal is considered acceptable for this site and will preserve the character and appearance of the Conservation Area. The proposal will not give rise to overlooking or loss of privacy to neighbouring occupiers. As such the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.</p> <p><u>Section 106</u></p> <p>None.</p>	
<p>PC146.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>The Committee considered an amendment to planning consent reference HGY/2008/2320, which was accepted as an item of Urgent Business under Item 2 above.</p> <p>The Committee was advised that the plans and minutes with respect to the approval of this application stated that there would be fifteen parking spaces, nine of which would be for residents and six for staff and visitors. However, the description contained within the officer's report had stated that there would be only nine</p>	

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	<p>spaces in total.</p> <p>In order for the Council's Legal team to have the Section 106 agreement signed off, the resolution would need to be amended to reflect the lower number of spaces and the Committee was requested to approve this amendment.</p> <p>RESOLVED:</p> <p>That approval be given to officers to amend the description of the application to reflect that there should be nine parking spaces included within the scheme, rather than fifteen as previously approved and to grant approval of the scheme on this basis.</p>	
PC147.	<p>DATE OF NEXT MEETING</p> <p>The next meeting would be held on 12 April 2010.</p>	<p>All to note</p>

COUNCILLOR SHEILA PEACOCK

Chair

The meeting closed at 10.17pm.