

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 12 APRIL 2010**

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

Also Present: Councillor Bevan

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
PC01.	<p><b>APOLOGIES</b></p> <p>Apologies for absence were received from Cllr Hare.</p>	
PC02.	<p><b>URGENT BUSINESS</b></p> <p>The Chair advised the Committee that she had been saddened to hear of the recent death of the wife of former Councillor Tom Davidson, who had been Chair of the Planning Committee for many years. It was agreed that condolences would be sent on behalf of the Committee.</p> <p>The Committee agreed to consider a late item in relation to agenda item 9, Planning Enforcement Update. Reasons for lateness were the availability of year end figures and data from focus groups for inclusion in the report.</p> <p>The Committee agreed to consider one new item of Urgent Business in relation to New River Village, Fyfe House, Chadwell Lane, N8 7RZ. The reason for urgency was that the Deed of Variation is required to be entered into to give effect to the recent decision of the Planning Inspectorate.</p>	
PC03.	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no declarations of interest.</p>	
PC04.	<p><b>DEPUTATIONS/PETITIONS</b></p> <p>There were no deputations or petitions.</p>	
PC05.	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>The Committee considered a report regarding a Deed of Variation to delete the existing clause 11 from the 2002 Section 106 agreement in relation to development at New River Village, as a result of planning permission for change of use at the site being granted on appeal.</p> <p>In response to questions from the Committee, it was reported that the Council had presented evidence to support the use of the site</p>	

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	<p>as a doctor's surgery and crèche. Further to the decision by the Inspector, the Council was working with the PCT regarding the provision of healthcare services in the area.</p> <p>The Committee expressed disappointment with the decision of the Inspector.</p> <p><b>RESOLVED</b></p> <p>That the Deed of Variation to delete the existing clause 11 from the 2002 section 106 agreement in respect of HGY/2002/0245 be agreed.</p>	
<p><b>PC06.</b></p>	<p><b>APPEAL DECISIONS</b></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 February 2010.</p> <p>The Committee noted that, of the 7 planning appeal decisions determined by DCLG during February 2010, 1 had been allowed and 6 dismissed and that the 1 planning enforcement appeal decision determined during February 2010 had been dismissed.</p> <p><b>RESOLVED</b></p> <p>That the content of the report be noted.</p>	
<p><b>PC07.</b></p>	<p><b>DELEGATED DECISIONS</b></p> <p>The Committee considered a report that set out the decisions made under delegated authority by the Head of Development Management and the Chair of the Planning Committee between 15 February and 21 March 2010.</p> <p><b>RESOLVED</b></p> <p>That the content of the report be noted.</p>	
<p><b>PC08.</b></p>	<p><b>PERFORMANCE STATISTICS</b></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 8 March 2010.</p> <p><b>RESOLVED</b></p> <p>That the content of the report be noted.</p>	

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<p><b>PC09.</b></p>	<p><b>PLANNING ENFORCEMENT UPDATE</b></p> <p>The Committee considered a report on Planning Enforcement's progress in maintaining service delivery 2009-10.</p> <p>The Committee suggested that there should be Member involvement in complex and challenging enforcement cases, and it was agreed that this would be looked into further. The Committee asked whether landlords involved in breaches at more than one property were identified in the course of enforcement investigations. Marc Dorfman advised that a task force had been established to look into the issue of fraudulent applications and that this work included looking at the commonality of applicants. It was reported that Internal Audit had been requested to look at the department's processes and systems in relation to applications, and that officers were grateful to Members for flagging such issues up.</p> <p>The Committee suggested that the reasons for cases being closed because enforcement action was not expedient needed to be explained in greater detail to residents. It was reported that the basis of such decisions was covered in letters to residents and that officers were encouraged to add further explanation, but feedback had indicated that the quality of communication could be improved further and the department would work to address this issue in the coming year.</p> <p>The Committee asked about the information held on the different types of cases. It was reported that the recording system had been updated to include 12 distinct categories of cases. Once further data had been captured, it was anticipated that the breakdown of case types could be reported to the Committee on a quarterly basis.</p> <p>In response to a question from the Committee regarding enforcement notices withdrawn by the Council, it was reported that there had been evidence that some cases were out of time, and that work was needed to ensure that timescales were realistic in order to reduce the number of notices withdrawn.</p> <p>The Committee asked about lessons learned in relation to enforcement action at Tower Gardens, in response to which it was reported that a comprehensive survey undertaken in 2004 had enabled officers to have a good understanding of the enforcement issues and to prioritise cases. This improved information had resulted in enforcement action being undertaken on a sound basis, and few appeals being lodged.</p> <p><b>RESOLVED</b></p> <p>That the content of the report be noted.</p>	
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<p><b>PC10.</b></p>	<p><b>TREE PRESERVATION ORDERS</b></p> <p>The Committee considered a report recommending a Tree Preservation Order at Fortis Green Reservoir, Southern Road N2.</p> <p><b>RESOLVED</b></p> <p>That the Tree Preservation Order set out in the report be approved.</p>	
<p><b>PC11.</b></p>	<p><b>700-702 HIGH ROAD (AND LAND TO REAR WITH FRONTAGE ONTO ARGYLE PASSAGE AND BROMLEY ROAD), N17 0AE</b></p> <p>On the advice of Marc Dorfman, Assistant Director, Planning and Regeneration, the Chair advised that this item was withdrawn from the agenda.</p>	
<p><b>PC12.</b></p>	<p><b>RHODES AVENUE PRIMARY SCHOOL, RHODES AVENUE, N22 7UT</b></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 key points and took questions from members of the Committee. The Committee was asked to note that an additional letter from the MP, attaching a copy of a letter of objection previously received, had been submitted. It was also reported that, subsequent to the objections raised by the Environment Agency, a flood risk assessment had been submitted. The Environment Agency still expressed concerns regarding surface water drainage, and had submitted a condition to address this issue, which would replace condition 7 as set out in the report.</p> <p>In response to a question from the Committee regarding the catchment area for the school, officers confirmed that the catchment area would remain unchanged. The Committee asked whether it would be possible to encourage initiatives for broadening use of the school facilities for more community activities, in response to which it was suggested that this could be added as an informative. In response to concerns from the Committee regarding some aspects of the proposed colour use, it was agreed that this could also be managed by means of an informative, although one view was expressed that the Committee should not be going into the level of detail of colour schemes when considering applications.</p> <p><b>RESOLVED</b></p> <p>That, subject to the following conditions, incorporating the</p>	

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withdrawal of the existing condition 7 to be replaced by a condition from the Environment Agency regarding a surface water drainage system, and the inclusion of informatives with respect to encouraging wider use of the facilities for community activities and the colours to be used, planning application reference HGY/2010/0055 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 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

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area.

**SITE LAYOUT/ NATURE CONSERVATION**

5. Notwithstanding any indication on the submitted drawings details and samples of the materials for those areas to be treated by means of hard landscaping (permeable surfaces) 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 and landscaping 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. The development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological 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. The scheme shall include:

- Details of how surface water runoff will be reduced as far as practicable, given site specific constraints, with full justification of rates higher than greenfield rates.
- Details of how Sustainable Drainage Systems (SUDS) will be maximised on site with any barriers to their use clearly

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justified.

- Details of how storage can be provided on site to attenuate all storm events up to and including the 1 in 100 year event, taking the effects of climate change into account.

Reason: To reduce the risk of flooding, to improve and protect water quality.

8. 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 and to protect species in line with UK and European Law.

#### TRANSPORTATION

9. Notwithstanding the information submitted with the application, details of an interim Travel Plan (prior to construction) followed by a full Travel Plan (post construction) shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall be designed to manage the transport needs of school staff, pupils, parents and visitors, in order to demonstrate a car restraint policy for the site, minimise car usage and promote alternative modes of transport. The approved scheme shall be implemented at the time of first occupation of the development and shall be permanently retained in operation thereafter.

Reason: To minimise car use and promote alternative modes of travel for staff, parents, pupils and visitors to and from the site.

#### SUSTAINABILITY/ ENVIRONMENTAL PERFORMANCE

10. 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

11. A plan indicating the location of the air source heat pumps to be installed in the Foundation block and the associated calculations showing compliance with the reduction of 20% CO<sub>2</sub> shall be provided to and approved in writing by the Local Planning Authority, prior to the occupation of the building. Thereafter the

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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.

**CONSTRUCTION**

14. 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.

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 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.

16. Prior to the commencement of work a Construction Management Plan including a scheme for the management of the construction traffic associated with implementing this scheme, 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.

17. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow that person to observe the excavation and record items of interest and finds.

Reason: To enable archaeological investigation of the site.



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INFORMATIVE: The applicants will be required to provide a contribution towards schemes aimed at providing localised highway improvements / traffic calming including the provision of 20mph speed limit or zones, upgrading of the existing footway, kerbs and paved areas, new signage and carriage way markings including traffic management.

INFORMATIVE: The necessary works to construct the crossovers 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 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: In regard to Condition 3 above the applicant is advised that the use of bright colours in the external appearance of the building should be used sensitively on the elevations which are clearly visible from outside the side.

INFORMATIVE: The Planning Committee Members advised that measures should be taken to make the new and improved accommodation on site available to the local community for activities outside of school hours

**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 the proposed development is considered acceptable and has been designed sensitively in relationship to adjoining properties, the ecological area on site and its setting adjacent Metropolitan Open Land (MOL).
- II. 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.
- III. The transport, access and parking arrangements are considered satisfactory in light of the existing arrangement, the proposed travel initiatives and the small catchments area for this school.

(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

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	<p>Construction', UD3 'General Principles', UD4 'Quality Design', ENV1 'Flood Protection', ENV2 'Surface Water Runoff' and OS17 'Tree Protection, Tree Masses and Spines', OS5 'Development Adjacent to Open Space'; OS6 'Ecological Valuable Sites and their Corridors' and OS11 'Biodiversity' 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'.</p> <p>Section 106: No</p>	
<p><b>PC13.</b></p>	<p><b>596-606 HIGH ROAD, N17</b></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 was advised of revisions to the drawings, and an addendum sheet was circulated outlining two amendments proposed to the report as submitted, relating to the energy statement and the deletion of a covenant restricting the transfer or lease of any private market housing unit to Local Authority, registered social landlord, and the lease to persons claiming job seekers allowance or housing benefit.</p> <p>The Committee asked where car club parking spaces would be located in relation to the site, in response to which it was reported that specific locations had not yet been identified, although possible locations were Scotland Green and Parkhurst Road. In response to questions from the Committee regarding making it clear to potential owners that the development was car free, it was reported that the design of the site itself meant that there was no opportunity to park on site, which would make the development self-policing. The Committee expressed concern that disabled residents in the development would not have access to dedicated parking spaces, although it was reported that the development would be accessible by car.</p> <p>Cllr Bevan addressed the Committee in objection to the report. Cllr Bevan reported that the housing service objected to the scheme on the grounds that it was not a mixed development and would constitute 100% affordable housing units. It was suggested that the scheme should be mixed tenure, and that 45% should be used for Homebuy. Cllr Bevan also objected to the car free element of the scheme, as car free developments should only be</p>	

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in areas subject to a CPZ, which was not the case at this site, and the development would contribute to parking problems in surrounding streets. Cllr Bevan asked that use of 45% of the scheme for Homebuy be considered and that the parking restrictions be reconsidered.

On behalf of the applicants, Mr Kevin Goodwin and Mr Peter Smith addressed the Committee, and advised that they had addressed all of the points raised by the Planning Inspector when the case had previously gone to appeal. It was reported that the issues regarding parking had been debated at that time, and the Inspector had not raised concerns in this regard. It was reported that, although there had been difficulty in identifying a development partner for the scheme, it was still felt to be the preferable option and work was continuing in this regard. It was felt, however, that it would be unreasonable to impose a covenant restricting the transfer or lease of any private units at this time.

In response to questions from the Committee regarding the lack of any disabled spaces on the site, the applicants advised that they had been unable to incorporate parking due to highway safety concerns relating to the bus lane, and because satisfactory means of addressing fly-parking had not been identified.

The Committee requested that the applicant look at ways in which two disabled parking spaces could be provided as part of the site. The applicants confirmed that this would be possible, provided that the Council's transport department could be flexible in considering how a gate system might be operated. The Council's Transport Officer confirmed that they would work with the applicant to consider how this might be facilitated.

In response to questions from the Committee regarding possible access to the site via Collins Yard to the north and the ownership of the strip of land to the east of the site which was not included as part of the development, the applicants reported that the issue of access via Collins Yard had been considered but that it had been decided not to re-implement this access and that the area would be secured. It was confirmed that the strip of land at the rear of the site belonged to Parkhurst Infants School.

It was suggested that a condition be added requiring the applicants to produce a management regime to set out how issues such as noise, litter, waste, pets, parking, car-free use, management of common areas, disabled access and deliveries would be handled and requiring this document to be agreed with the Council. It was suggested that such a condition would address the concerns raised by the Committee.

**RESOLVED**

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That, subject to the conditions set out below, including the condition for the applicants to produce a management regime setting out how issues such as noise, litter, waste, pets, parking, car-free use, management of common areas, disabled access and deliveries would be handled and for this document to be agreed with the Council, subject to a s106 Legal Agreement and with the deletion of the covenant restricting the transfer or lease of any private market housing unit to Local Authority, registered social landlord and the lease to persons claiming job seekers allowance or housing benefit, planning application reference HGY/2010/0201 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.

3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

**MATERIALS**

4. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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

**EXTERNAL WORKS/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. 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. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

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

7. That the levels of all thresholds and details of boundary

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treatment be submitted to and approved by the Local Planning Authority.

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

**GENERAL**

8. 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.

9. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

10. Full details of the retail shopfronts shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development hereby approved.

Reason: In order to safeguard the appearance of the shopping parade.

**SUSTAINABILITY/ENVIRONMENTAL PERFORMANCE**

11. 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 predicated CO2 emission through use of 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.

Reason: To ensure the development incorporates on-site

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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.

**SERVICING/ACCESS**

12. That the accommodation for loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

13. Full details of the proposed access gates, including method of operation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

Reason: In order to ensure the safe movement of pedestrians on the footpath and vehicular traffic on the highway.

**WASTE/REFUSE**

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

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

**WORKS TO No. 596 TOTTENHAM HIGH ROAD**

15. The contractor on site shall ensure that all due care is taken to secure and protect the historic fabric of No 596, the locally listed building, from damage during the course of the works, including any sound materials or elements of structure, that may be temporarily taken down and put to one side, will afterwards re-erected as part of the repair and reinstatement works.

Reason: To secure the proper repair and reinstatement of the locally listed building, No 596, and to ensure that the overall development is of a high quality standard to preserve the character and appearance of Scotland Green Conservation Area

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16. All new external and internal works and finishes and works of repair and making good to the retained fabric of No 596, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To secure the proper repair and reinstatement of the locally listed building, No 596, and to ensure that the overall development is of a high quality standard to preserve the character and appearance of Scotland Green Conservation Area

17. Notwithstanding the application drawings fully annotated and dimensioned front elevation and cross section through No.596 High Road, at a scale of 1:20, illustrating all primary structural repairs to the building, all necessary repairs to architectural features and facing materials, including design details of ground floor shopfront, upper floors timber windows and their brickwork surrounds and semi circular arches, parapet wall, dormer window and natural slate roofing, and reinstated chimney stacks shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work.

Reason: To secure the proper repair and reinstatement of the locally listed building, No 596, and to ensure that the overall development is of a high quality standard to preserve the character and appearance of Scotland Green Conservation Area

**ARCHAEOLOGY**

18. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: To ensure proper archaeological investigation of the site.

19. Prior to the occupation of the residential units hereby approved, a management plan setting out the arrangements for the management of:

- noise
- litter
- waste
- management of common external areas
- parking



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- car free use
- disabled access, and
- deliveries

within the development be submitted to, and approved in writing by, the Local Planning Authority.

Reason: to ensure the proper management of the development.

INFORMATIVE: In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. Prior approval may be required from Thames Water who may be contacted on 0845 850 2777.

INFORMATIVE: The development of the site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

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 separate applications will be required for either the installation of a new shopfront or the display of any illuminated signs.

INFORMATIVE: Prior to the commencement of the development hereby approved, the applicant is advised to contact the Environment Agency with regard to any potential effects to the Moselle Brook that runs along the eastern edge of the site, and to carry out any risk assessment or other investigation as required under the relevant legislation by the Environment Agency. They may be contacted at: Environment Agency, Eastbury House, 9th Floor, 30-34 Albert Embankment, London, SE1 7TL, tel: 08708 506506, email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk).

#### REASONS FOR APPROVAL

A previous similar proposal was refused by the Council in 2008, (HGY2007/2583 & 2584), and was dismissed on appeal in 2008. The Inspector considered that the scheme resulted in harm to the conservation area due to

i) poor design of the street elevation of Block A to Tottenham High

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	<p>Road and</p> <p>ii) the scheme being visible over the roofs of the buildings in Scotland Green. This scheme incorporates revisions to overcome the Inspectors objections.</p> <p>It is considered that the principle of the uses proposed is acceptable and meets the requirements of Policies AC3'Tottenham High Road Regeneration Corridor', UD6 'Mixed Use Development', HSG1 'New Housing Developments' and HSG2 'Change of Use to Residential' of the Unitary Development Plan 2006. The density of this scheme is within the range set out in the London Plan. The dwelling mix accords with the mix set out in SPG3a. The scheme will provide at least 50% affordable housing as required by Policy HSG4 and the tenure mix meets the requirements set out in the Housing SPD 2008. The scheme is now considered to meet the requirements of Policy CSV1 'Development in Conservation Areas' as the elevations to Block A have been improved and the building heights reduced throughout.</p> <p>Section 106: Yes</p>	
<p><b>PC14.</b></p>	<p><b>596-606 HIGH ROAD, N17</b></p> <p>The Committee considered a report, previously circulated, which gave details of the application, the site and surroundings, planning history and all relevant planning factors and policies.</p> <p><b>RESOLVED</b></p> <p>That, subject to conditions and s106 legal agreement, application reference HGY/2010/0203 be approved.</p>	
<p><b>PC15.</b></p>	<p><b>8 BRUCE GROVE, N17</b></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. It was reported that the application before the Committee was for Planning Permission and that a further application for Listed Building Consent had also been submitted but had yet to come to the Committee for consideration. It was reported that drawings 2, 3 and 4 had been revised and were available for the Committee to consider.</p> <p>Alison Armour, representing the Tottenham CAAC, addressed the Committee in objection to the application. It was reported that the</p>	

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	<p>Grade II listed building was an important building and major attraction in the area, and the CAAC objected to the proposal to cut a large hole in the fabric of the building. Ms Armour also expressed concern regarding overdevelopment in an area of high density and that the development was inappropriate in its location on the edge of Tottenham Wood. Ms Armour also expressed concern that more recent drawings showed the proposed opening as rectangular rather than an arch shape. The Planning Officer reported that the Conservation Officer had suggested that a rectangular shape would be preferable to an arch, but advised that the Committee could reinstate an arch as had been originally proposed.</p> <p>The Committee expressed concern that the development might set a precedent for the development of other rear gardens, particularly in an area with a deficiency in open space. The Planning Officer reported that the proposal represented a reduction in the footprint of the existing buildings and would lead to an increase in the level of green space.</p> <p>Marc Dorfman expressed concern that the Listed Building Consent was not being considered at the same time as the application for Planning Permission, and it was proposed that the application be withdrawn and re-submitted for consideration by the Committee at the same time as the application for Listed Building Consent to enable all the issues and concerns raised to be addressed at the same meeting.</p> <p>The motion was put to the vote and the results were as follows:</p> <p>For: 5 Against: 3 Abstentions: 0</p> <p><b>RESOLVED</b></p> <p>That application reference HGY/2009/1695 be withdrawn and brought back to the Committee at such time as the application for Listed Building Consent in relation to the same site could be considered by the Committee.</p>	
<p><b>PC16.</b></p>	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <p>That the minutes of the meeting held on 8 March 2010 be confirmed as a correct record and signed by the Chair.</p>	

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COUNCILLOR SHEILA PEACOCK

Chair

The meeting closed at 21:15hrs.