

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

Councillors: Peacock (Chair), McNamara (Vice-Chair), Christophides, Rice, Waters, Beacham, Reid, Schmitz and Wilson

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC17.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Reece, for whom Cllr Wilson was acting as substitute.</p>	
PC18.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC19.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Waters declared a personal interest as Ward Councillor for agenda item 14 – Woodside High School.</p>	
PC20.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC21.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 12 April 2010 be agreed and signed by the Chair.</p>	
PC22.	<p>APPEAL DECISIONS</p> <p>The Committee considered a report that detailed the outcome of appeal decisions made by the Department of Communities and Local Government during March and April 2010.</p> <p>The Committee noted that the figures for the planning appeal decisions determined during April 2010 ought to read 2 (40%) were allowed and 3 (60%) were dismissed.</p> <p>In response to a question from the Committee regarding lessons learned from the appeal in respect of Chadwell Lane, the Assistant Director, Planning and Regeneration, confirmed that a number of lessons had been learnt from this case.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

<p>PC23.</p>	<p>DELEGATED DECISIONS</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 22 March 2010 and 23 May 2010.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	
<p>PC24.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report that provided an overview of performance statistics for Development Management, Building Control and Planning Enforcement since the previous meeting on 12 April 2010.</p> <p>In response to a question from the Committee regarding the definition of major applications, it was clarified that 10 or more units of accommodation or 1000 square metres or more of floor space constituted a major application. The Assistant Director, Planning and Regeneration, confirmed in response to a further question from the Committee that the statistics report covered all applications, which constituted a mixture of those determined by delegated authority and the proportionally small number of cases considered by the Committee.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	
<p>PC25.</p>	<p>LEGAL SERVICES REPORT ON THE OUTCOME OF PLANNING ENFORCEMENT PROSECUTIONS AND ONGOING CASES FROM 1 MARCH 2010 TO 31 MAY 2010</p> <p>The Committee considered a report on the outcome of Planning Enforcement prosecutions from 1 March 2010 to 31 May 2010 and ongoing cases. It was clarified that the report covered those cases where a summons had been issued.</p> <p>Cllr McNamara entered the meeting at 19:20hrs.</p> <p>In response to a question from the Committee regarding whether referrals to the Corporate Legal Service were affected by budgetary constraints, it was reported that budgets were monitored closely on a monthly basis with the Legal Service to avoid unforeseen costs. The Assistant Director, Planning and Regeneration, confirmed that enforcement action was not affected by budgetary constraints, but that staffing levels did have an impact. The Committee asked whether prosecutions were cost neutral, in response to which it was reported that most costs were</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

	<p>recovered but that it was not entirely cost neutral to prosecute.</p> <p>It was agreed that the Assistant Director, Planning and Regeneration, would provide information on the costs recovered during 2009/10 to Cllr Schmitz, as requested.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	
<p>PC26.</p>	<p>LAND ADJOINING 1 HURST AVENUE, N6</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all 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 asked about the recent change in designation of residential gardens by the Government, such that they were no longer defined as “previously developed land” in PPS3 Housing, known as brownfield sites. The Assistant Director, Planning and Regeneration, confirmed that gardens were no longer designated brownfield sites but were not classed as protected either. It was clarified that the Committee should use the robust policies and guidelines already in place, as well as standard statutory planning constraints, to determine the application.</p> <p>Mr Ibbotson, Chair of the CAAC, addressed the Committee in objection to the application on a number of grounds including the siting of the proposed building, which ignored the sweep of the road, the dominance of the proposed design, the fact that the building would be visible from the road, as the trees screening it were seasonal and the proposed removal of trees. It was reported that the main objection was the design, which was felt to be incongruous and which failed to observe or enhance the Conservation Area. It was reported that the CAAC supported good quality design in the area, but strongly objected to the design presented.</p> <p>Mr Perry, a local resident, spoke in objection to the application and reported that the main objection of local residents was the size of the proposed building as a proportion of the plot and the overdevelopment this represented. Further concerns were expressed regarding hydrology, and the impact the basement would have on the surrounding watercourses. Mr Perry circulated some correspondence he had had with the author of the recent study carried out by Arup Geotechnics in which the author had indicated that there was the possibility of a significant impact on neighbouring properties, and that full analysis should be carried</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

out before a design was undertaken. Mr Martin, a local resident, also addressed the Committee in objection to the application and expressed concerns regarding light pollution, as the atrium of the proposed design would in effect become a 2-storey light box, which would have a significant impact on neighbouring properties.

The Committee asked whether the conditions proposed addressed the objectors' concerns in relation to hydrology issues, in response to which Mr Perry reported that they did not, as the full assessment which the author of the Arups report indicated was essential, given the nature of the soil in the area, had not been carried out before the design was undertaken. In response to a question from the Committee regarding the proposed condition that the materials used be approved by the Local Authority, Mr Ibbotson confirmed that this did not address his concerns, as an indication of the materials to be used was clear from the plans, and he felt that these were not appropriate.

Mr Avery addressed the Committee on behalf of the applicants. In response to some of the concerns expressed by the objectors, Mr Avery reported that the frontage of the property would project to pick up the curve of the street and that the building had been designed so as not to be dominant. It was reported that the arboriculture report indicated that no trees of importance would be lost as a result of the proposal and that the proposal had been revised to move the building away from the principal tree on the site to ensure that this could be retained. Mr Avery reported that recent correspondence regarding hydrology issues on the site confirmed that none of the boreholes had hit any water and that the site was entirely underlaid by clay. The small size and shallow depth of the basement meant that there would be ample space for the diversion of any water and the engineers had confirmed that they were entirely satisfied in relation to hydrology issues. In relation to the change in designation of residential gardens, it was reported that there had been no change in policy and that the key considerations were whether the plot was available and suitable and that, after careful analysis of the criteria, it was felt that the site was appropriate.

Mr Driscoll addressed the Committee on behalf of the architects, and reported that the proportion of the development within the plot size was commensurate with other properties in the area and that the proposed materials echoed those used in the street. Mr Driscoll refuted the claim that the design was incongruous and reported that the proposal was set back, with planting to screen it, and that the massing of the roof had been reduced in order to make the design less dominant.

In response to a question from the Committee regarding the concerns that the 'light box' would affect residents in Coolhurst Road, it was confirmed that there were existing trees between the

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

atrium and Coolhurst Road, and that these would be enhanced by further planting. It was reported that the proposed building would be a distance of 140ft from properties on Coolhurst Road.

The Committee asked about the correspondence circulated by objectors in relation to hydrology issues, in response to which Mr Avery reported that all the relevant issues had been taken into account in the design process and that the proposal would have almost no effect on hydrology in the area. In response to a question from the Committee regarding the size of the water tank referred to in the report, it was reported that the size had not been calculated yet, but that the applicants would accept a condition that the tank would be of a sufficient size. In response to a question from the Committee, the applicants confirmed that they would be happy to accept a condition regarding the provision of a surface water run-off storage tank for grey water use.

The Chair moved the recommendation of the report and it was:

RESOLVED

That, subject to the conditions set out below, including conditions regarding the size of the water tank and the use of grey water, planning application HGY/2009/2121 be approved.

Conditions:

GENERAL

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

MATERIALS

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

the exact product references.

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

HARD AND SOFT LANDSCAPING

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

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

5. 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. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

7. The works hereby approved shall be carried out to the satisfaction of the Council's Arboriculturalist acting on behalf of the Local Planning Authority to include the following provision: new replacement specimens of a similar type to those trees to be removed and their location shall be agreed with the Council's Arboriculturalist and planted in the first growing season thereafter and replanted if necessary and maintained to the satisfaction of

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

the Local Planning Authority.

Reason: In order for the works to be supervised by the Council's Arboriculturalist to ensure satisfactory tree practice in the interest of visual amenity of the area.

GENERAL

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

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

9. 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.

SUSTAINABILITY

10. Prior to occupation, a statement demonstrating energy efficient measures including design, building fabric improvements, use of on-site equipment and where applicable connection to decentralised energy networks for reduction in fossil fuel use and CO2 emissions in line with an energy statement shall be submitted to and approved by the Local Planning authority and shall be implemented prior to the occupation of the dwellings hereby permitted and be maintained thereafter for the life of the development.

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

11. Prior to occupation of the residential dwelling hereby approved, a statement demonstrating consistency with the submitted Energy Statement Assessment, which indicates the use of renewable technologies on site will lead to 20% reduction in predicted CO2 emissions (measure against a base building according to 2006 Building Regulations), shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any written approval

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

given by the LPA.

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

12. Prior to occupation of the residential dwellings hereby approved, a certificate demonstrating consistency with the proposed and approved Code Level for Sustainable Homes shall be submitted to and approved in writing by the Local Planning authority and thereafter implemented in accordance with any written approval given by the Local Planning authority.

Reason: To ensure the development meets the Code Level for sustainable Homes as approved in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance and improve environmental quality and resource efficiency.

FLOOD RISK

13. Notwithstanding the details submitted with the application, the applicant shall submit a hydrological survey of the site, carried out by a suitably qualified person or organisation, identifying any watercourses or other relevant hydrological features within the site, and recommending appropriate measures to address such issues, to be agreed by the Council in consultation with the Environment Agency, prior to the development commencing.

Reason: to ensure the proper investigation of site conditions to achieve a satisfactory development.

14. Full details of the surface water run-off storage tank shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of the development hereby approved

Reason: To ensure the satisfactory drainage of the site.

INFORMATIVE: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

	<p>address.</p> <p>INFORMATIVE: In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant: a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution, b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils and c) looks to ensure the separation of foul and surface water sewerage on all new developments.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed development is appropriate for the location and represents an appropriate development of the site and the location that will not detract from the visual appearance or harm the character of the Conservation Area and the locality. The proposal is within keeping with the quality of development that is required within a conservation area, additionally the amenities of nearby residents would not be compromised, as such according with Policies CSV1 'Development in Conservation Areas', UD3 'General Principles', UD4 'Quality Design' and SPG1a 'Design Guidance', SPG3b: 'Privacy/Overlooking, Aspect/Outlook' of Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
<p>PC27.</p>	<p>LAND ADJOINING 1 HURST AVENUE, N6</p> <p>The Committee considered a report, previously circulated, which gave details of the application for conservation area consent, the site and surroundings, planning history and all relevant planning factors and policies.</p> <p>RESOLVED</p> <p>That application reference HGY/2009/2122 be approved.</p> <p>Conditions:</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

	<p>1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.</p> <p>Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal complies with the aims of Policy CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas' and Supplementary Planning Guidance 1a 'Design Guidance and Design Statements' of Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
<p>PC28.</p>	<p>3 LAWRENCE YARD, LAWRENCE ROAD, N15</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report outlining the key points and took questions from the Committee. In response to a question from the Committee, it was confirmed that density figures had not been calculated for this application, as it related to an extant building. It was confirmed that the proposed units complied with the Council's policies on size.</p> <p>The Committee asked about the commercial area to the north of the site, and it was reported that it was anticipated that this area, the majority of units in which were currently vacant, would gradually become mixed-use, incorporating live/work units. The Committee asked how the Council would enforce the obligation for a caretaker to be employed to ensure the bins were put out to enable waste collection, in response to which it was confirmed that this would be a condition of the planning permission and that, if it was not complied with, the Council would take action against the owners or occupiers of the property.</p> <p>The Committee asked whether the large wall to the rear of the property would impact on residents in Grove Road. It was</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

reported that no objections had been received from residents in Grove Road as a result of the consultation. The wall was a distance of 20m from the rear walls of properties in Grove Road, and it was felt that the application would not lead to adverse overlooking.

RESOLVED

That, subject to conditions and a section 106 legal agreement, application reference HGY/2010/0090 be approved.

Conditions:

EXPIRATION TIME

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

IN ACCORDANCE WITH PLANS

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

WASTE STORAGE

3. A detailed scheme for the management of waste collection shall be submitted to and approved in writing by the local planning authority prior to the occupation of the building.

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

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

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

occupiers of their properties and the appearance of the locality.

CONSTRUCTION HOURS

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

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

MATERIALS

6. 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.

GENERAL

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

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

SUSTAINABILITY

8. Prior to occupation, a statement demonstrating energy efficient measures including design, building fabric improvements, use of on-site equipment and where applicable connection to decentralised energy networks for reduction in fossil fuel use and CO2 emissions in line with an energy statement shall be submitted to and approved by the Local Planning authority and shall be implemented prior to the occupation of the dwellings hereby permitted and be maintained thereafter for the life of the development.

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

9. Prior to occupation of the residential dwelling hereby approved, a statement demonstrating consistency with the submitted Energy Statement Assessment, which indicates the use of renewable technologies on site will lead to 20% reduction in predicted CO2 emissions (measure against a base building according to 2006 Building Regulations), shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any written approval given by the LPA.

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

10. Prior to occupation of the residential dwellings hereby approved, a certificate demonstrating consistency with the proposed and approved Code Level for Sustainable Homes shall be submitted to and approved in writing by the Local Planning authority and thereafter implemented in accordance with any written approval given by the Local Planning authority.

Reason: To ensure the development meets the Code Level for sustainable Homes as approved in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance and improve environmental quality and resource efficiency.

INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

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

REASONS FOR APPROVAL

The development has been assessed against and found to comply with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design' UD7 'Waste Storage', HSG1 'New Housing Developments', M9 'Car Free Development' of the Haringey Unitary Development Plan (2006) and SPD Housing, SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling' and

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

	<p>SPG8b 'Materials' of the Haringey Supplementary Planning Guidance (October 2006).</p> <p>Section 106: Yes</p>	
<p>PC29.</p>	<p>WOODSIDE HIGH SCHOOL, WHITE HART LANE, N22 5QJ</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report, highlighting key issues.</p> <p>RESOLVED</p> <p>That, subject to conditions, application reference HGY/2010/0800 be approved.</p> <p>Conditions:</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.</p> <p>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>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.</p> <p>Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.</p> <p>INFORMATIVE: This consent shall be read in conjunction with the consent for planning reference HGY/2008/0655 and the conditions attached thereto shall continue to apply in all respects other than as modified by the conditions of this planning permission.</p> <p>REASONS FOR APPROVAL</p> <p>The scale, design and siting of this additional block (Block W) and the associated changes to the layout and landscaping to the rest</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

	<p>of the school site are considered acceptable in the context of the site, the retained and previously approved buildings and the surrounding area. This new block will provide a high quality education facility and a building of good environmental performance and sustainability. As such 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', 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', SPG8b 'Materials', SPG8c 'Environmental Performance' and SPG9 'Sustainability Statement Guidance'.</p> <p>Section 106: No</p>	
<p>PC30.</p>	<p>26 LORDSHIP LANE, N17</p> <p>Cllr Peacock declared a personal interest as Ward Councillor in respect of this item.</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all relevant planning factors and policies.</p> <p>The Planning Officer presented a summary of the report, highlighting the key issues, and took questions from the Committee. The Planning Officer advised the Committee that the total contribution amount given in the report under Recommendation 1 should read £67,500 and that under recommendation 8, Permitted Development, the condition should read “....no development otherwise permitted by any part of Class A, B, D & E of Part 1 of that order shall be carried out on site.” It was also reported that plan number 10-01-07 should be “revision B”.</p> <p>The Committee asked whether officers were satisfied that everything had been done to secure a tenant for the site and to retain the employment area. The Planning Officer advised that the Council had been given a report on the initiatives the agent had tried, and that businesses potentially affected by the Spurs development had also been contacted to see if they were interested in occupying the site. It was reported that the Council were aware of the constraints of the site and that the advice of the agents and the Council’s own understanding of the nature of the</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

site meant that they were satisfied that appropriate measures to secure a tenant had been undertaken.

In response to a question from the Committee regarding possible parking pressures, it was reported that any parking created by the proposal would likely be comparable with the previous employment use, and may in fact reduce the level of parking pressure in the area.

RESOLVED

That, taking into account the changes to the report advised above, that the total contribution amount given in the report under Recommendation 1 should read £67,500, that under recommendation 8, Permitted Development, the condition should read "...no development otherwise permitted by any part of Class A, B, D & E of Part 1 of that order shall be carried out on site." and that plan number 10-01-07 should be "revision B", and subject to conditions and a section 106 legal agreement, application reference HGY/2010/0862 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 / SITE LAYOUT

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, including details of the front boundary railings, hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

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

4. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

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. Notwithstanding any indication on the submitted drawings details of the siting and design of all new fencing or other means of enclosure, including the existing metal railings along the perimeter of the site to be repaired and maintained, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction. The means of enclosure thereafter shall be erected in accordance with the approved details prior to the commencement of the use of the approved development

Reason: To ensure a satisfactory appearance for the development.

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

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

PERMITTED DEVELOPMENT

7. Notwithstanding the detail shown on drawing No's 10-01-08 A the first floor window on the rear elevation of the proposed terrace shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of this adjoining residential property

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2)

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

(England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 of that Order shall be carried out on site

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

CONSTRUCTION

9. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

10. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

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

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 - Each of the three bedroom units will require storage for the following: 1x 240ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag. The two bedroom units will require storage for the following: 1x 240ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag.

REASONS FOR APPROVAL

Whilst the proposed scheme will involve the loss of an employment site which has been actively marketed for a period of two years, the proposed redevelopment of this site for residential use is considered acceptable as it is compatible with surrounding

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

	<p>uses. The siting, design, form, detailing of the terrace block and the conversion of the historic Victorian workshop buildings are considered sensitive to its surrounding and character of the area and will provide good quality family size units. As such the proposal is considered to be in accordance with Policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008).</p> <p>Section 106: Yes</p>	
<p>PC31.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC32.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday, 12 July 2010 at 19:00hrs.</p> <p>The meeting closed at 21:10hrs.</p>	

COUNCILLOR SHEILA PEACOCK

Chair