

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

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

Also Present: Councillor Weber

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC33.	APOLOGIES Apologies for lateness were received from Cllr Reid.	
PC34.	URGENT BUSINESS The Chair admitted an item of urgent business in relation to 26 Lordship Lane, Tottenham, N17. The reason for urgency was that an extension of time until the 30 th July 2010 for the completion of the section 106 agreement had been requested.	
PC35.	DECLARATIONS OF INTEREST There were no declarations of interest.	
PC36.	DEPUTATIONS/PETITIONS Two petitions had been submitted in relation to agenda item 12, Hornsey Town Hall, and had been circulated to the Committee in advance of the meeting.	
PC37.	MINUTES RESOLVED That the minutes of the meeting held on 14 June 2010 be approved and signed by the Chair.	
PC38.	NEW ITEMS OF URGENT BUSINESS The Committee considered a request for an extension of the time period for the completion of the section 106 agreement in relation to 26 Lordship Lane, Tottenham, N17 to 30 th July 2010. This was because the applicant had not been in a position to complete the agreement by 7 th July, as previously conditioned by the Committee. RESOLVED That the time period for completing the Section 106 agreement be extended until 30 th July 2010.	

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

<p>PC39.</p>	<p>APPEAL DECISIONS</p> <p>The Committee considered a report about appeal decisions determined by the Department for Communities and Local Government during May 2010 of which 1 (100%) was allowed and 0 (0%) were dismissed.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	
<p>PC40.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee considered a report on decisions made under delegated powers by the Head of Development Management and the Chair of the Planning Committee between 24 May 2010 and 20 June 2010.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	
<p>PC41.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report on decisions taken within set time targets by Development Management, Building Control and Planning Enforcement since the 14th June 2010 Planning Committee meeting.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	
<p>PC42.</p>	<p>PLANNING ENFORCEMENT UPDATE</p> <p>The Committee received a report on Planning Enforcement's progress in maintaining service delivery in the first quarter of 2010/11 and on proposed actions to improve the perception of Planning Enforcement following resident focus groups.</p> <p>The Committee was advised that the figures for the outcomes of Planning Enforcement closed cases had been updated, and a revised table was provided to Members at the meeting.</p> <p>In response to a question from the Committee, Marc Dorfman, Assistant Director, Planning and Regeneration, advised that a report on Section 106 monies was being prepared, and it was anticipated that this would be presented to the Committee at the scheduled meeting in September.</p>	

**MINUTES OF THE PLANNING COMMITTEE
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	<p>RESOLVED</p> <p>That the content of the report be noted.</p>	
<p>PC43.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered a report recommending tree preservation orders at 5 Womersley Road, N8 and 62 Southwood Lane N6.</p> <p>RESOLVED</p> <p>That the Tree Preservation Orders set out in the report be confirmed.</p>	
<p>PC44.</p>	<p>HORNSEY TOWN HALL, THE BROADWAY, N8 9JJ</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 the Committee. A list of revised drawings was also provided to Committee Members. In response to a question from the Committee regarding how the application would be processed fairly, given that the Council was the applicant, the Assistant Director, Planning and Regeneration, reported that the application would be handled and assessed on the same basis as any other. It was reported in response to a question from the Committee that alternative facilities to the public toilets proposed for demolition would be provided within the Town Hall building. In response to concerns expressed by the Committee that the facilitating development might be completed and used for income generation before the works of public benefit to the Town Hall were completed, it was reported that the Section 106 agreement would be worded to ensure that this was not a possibility.</p> <p>The Chair permitted three local residents to speak in objection to the scheme: Mr Ibbotson, Chair of the Conservation Area Advisory Committee, Mr Hales and Dr Toyne. Local residents raised concerns pertaining to the sustainability of the scheme, funding for the development, public transport links, the limited amount of parking proposed, landscaping and lack of consultation. Residents were supportive of the refurbishment of the Town Hall in principle, but expressed concerns regarding the scale of the development and the impact this would have on the Conservation area and local properties, particularly in respect of loss of light. It was requested that further thought be given to the</p>	

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

design of the square and the public realm. Dr Toyne challenged the daylight surveys that had been provided to the Council.

Cllr Lyn Weber, Ward Councillor for Crouch End, addressed the Committee in support of the refurbishment of the Town Hall buildings but echoed the concerns expressed by residents and also suggested that the proposal should incorporate more sustainable technologies, protection for neighbouring tree roots, additional tree planting as screening and that contact details for the developer be displayed clearly on the site to enable local residents to contact them directly regarding any issues during construction. Cllr Weber also expressed concerns over the amount of housing that would be provided and the lack of affordable housing.

Ann Wilks, Chair of the Hornsey Town Hall Creative Trust, addressed the Committee in support of the application. Ms Wilks explained that the Trust aimed to revive the Town Hall, making it accessible to the community, and that after years of considering the options available, the Trust was satisfied that the current proposal achieved a balance of all the different requirements for the site. In respect of the anticipated shortfall in funding, Ms Wilks confirmed that the Trust was committed to raising funds to meet this shortfall. Graeme Jennings from the Trust echoed the comments of Ms Wilks, and advised that feedback had been sought from the community via a range of means and that, in general, the feedback had been supportive of the plans. Mr Jennings advised that the plans would enable the revitalisation of the Town Hall, to become a cultural hub of enormous public benefit. It was reported that the plans were a once-in-a-lifetime opportunity. The Committee was also addressed by the architect, who responded to concerns regarding overdevelopment by reporting that the density of the proposal was in line with the planning brief, and that there had been significant work to reduce the scale as far as possible. In response to concerns expressed regarding viability of the scheme, David Williamson, Project Officer, reported that the Council would not proceed with any arrangements without undertaking due diligence first. David Williamson responded to concerns about the daylight assessment and advised that the daylight report had been validated and that they were confident it was accurate. He was happy for any concerns in this regard to be dealt with by condition. He also addressed concerns over the design for the central green.

The Committee asked about the phasing of the work, and it was reported that this would be established by the framework of the section 106 agreement. It was confirmed that funding was available to enable the first phase of essential works to be carried out.

The Committee examined the plans on display in relation to the

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

application.

The Committee asked about the landscaping around the new electricity substation, in response to which it was confirmed that this issue would be addressed under the landscaping conditions. The Committee also asked for information on car club use in the borough, in response to which it was reported that there was a very good take-up, and that each car club space took approximately 23 cars off the road. In response to a question regarding the CAAC's recommendation that the café be relocated, it was agreed that this was an option that could be looked into further. The Committee suggested that vehicular access to the square be restricted until after 8am daily to minimise disturbance to residents and it was confirmed that this would be addressed under the event management plan.

In response to points the Committee asked to be addressed, it was confirmed that the existing conditions included root protection for neighbouring trees and tree planting to provide screening, and it was also confirmed that contact details for the developer would be available on site, under the Considerate Contractor scheme, would be included as part of the s106 agreement. It was confirmed that the design of the square in front of the Town Hall would be reviewed within the existing conditions, taking into account the representations made by local residents regarding retaining a unified space, and it was agreed that a condition would be added for a Public Realm Analysis to be undertaken. It was also agreed that conditions would be added that a review of renewable energy options would be undertaken, that the development did not commence until the developer had entered into a section 106 agreement directly with the Council and that the daylight analysis for properties on Weston Park be re-examined for accuracy, with more detailed research being carried out on those houses affected to make sure that the guidelines were not breached.

It was agreed that the position of the café be reviewed in accordance with the suggestion of the CAAC, but that this would remain a commercial decision. It was also agreed that an assessment of the impact of increasing the number of car club parking spaces be undertaken by the applicant, with an aspiration of a minimum of 5 being introduced, up to a maximum of 10, if this did not have a significant impact on viability.

RESOLVED

That, subject to the conditions set out in the report, additional conditions relating to a Public Realm Analysis of the square, a review of renewable energy options, the pre-condition for the developer to enter into a s106 agreement and the re-examination of the daylight assessment for houses on Weston Park, and a

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MONDAY, 12 JULY 2010**

	Section 106 agreement, planning application HGY/2010/0500 be approved.	
PC45.	<p>HORNSEY TOWN HALL, THE BROADWAY, N8 9JJ</p> <p>The Committee considered a report, previously circulated, for Listed Building Consent, which gave details of the application, planning history and relevant factors and policies.</p> <p>RESOLVED</p> <p>That Listed Building Consent for application HGY/2010/0501 be granted, subject to conditions and subject to referral to the Secretary of State for determination under regulation 13 of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990.</p>	
PC46.	<p>HORNSEY TOWN HALL, THE BROADWAY, N8 9JJ</p> <p>The Committee considered a report, previously circulated, for Conservation Area Consent, which gave details of the application, the site and surroundings, planning history and relevant policies.</p> <p>RESOLVED</p> <p>That application HGY/2010/0502 be granted consent, subject to referral to the Secretary of State under Regulation 13 of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990.</p>	
PC47.	<p>LORDSHIP RECREATION GROUND, LORDSHIP LANE, N17</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 presented a summary of the report outlining the key points, and answered questions from the Committee. Further to the report circulated, it was reported that the Environment Agency had withdrawn their objections to the application, and would be requesting a range of conditions, the subject of which were circulated to Members. It was also reported that the area of the site was 23 hectares, as opposed to the figure set out in the report, and that the footprint of the environmental building was 303 square metres.</p> <p>Members were advised that the Council's Environmental Health team had originally objected, however, this objection had now been resolved as they now understood that the brook was not</p>	

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

	<p>going to be opened up under the scheme.</p> <p>The Committee examined the plans on display in relation to the application.</p> <p>In response to questions from the Committee, it was confirmed that the concerns raised by the Environment Agency and the Environmental Health Service would be addressed by the conditions imposed.</p> <p>RESOLVED</p> <p>That application HGY/2010/0471 be granted permission, subject to conditions, and that authority be delegated to officers to approve the conditions proposed by the Environment Agency subsequent to the meeting.</p>	
PC48.	<p>DATE OF NEXT MEETING</p> <p>Monday 13 September 2010, 7.00pm.</p>	

COUNCILLOR SHEILA PEACOCK

Chair