

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 16 MAY 2011**

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

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC180.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Reid, for whom Cllr Engert was substituting.</p>	
PC181.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC182.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Christophides declared a personal interest as the premises at 19a Thorold Road was situated in the ward for which she was Ward Councillor.</p>	
PC183.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC184.	<p>MINUTES</p> <p>The Committee was advised that amendments had been moved to the draft minutes of the previous meeting held on 11 April 2011 in respect of the application at 256 St Ann's Road, to provide additional information on the legal advice provided at the meeting and the reasons given for moving a refusal. A revised copy of the draft minutes had been circulated.</p> <p>RESOLVED</p> <p>That the revised minutes of the Planning Committee held on 11 April 2011, as tabled at the meeting, be approved and signed by the Chair.</p>	
PC185.	<p>APPEAL DECISIONS</p> <p>The Committee considered a report, previously circulated, on appeal decisions determined by the Department for Communities and Local Government during March 2011 of which 2 (22%) were allowed and 7 (78%) were dismissed.</p> <p>NOTED</p>	
PC186.	<p>DELEGATED DECISIONS</p>	

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	<p>The Committee considered a report, previously circulated, which set out decisions made under delegated powers by the Head of Development Management and the Chair of the Committee between 21 March 2011 and 24 April 2011.</p> <p>NOTED</p>	
<p>PC187.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report, previously circulated, setting out decisions taken within set time targets by Development Management and Planning Enforcement since the 11th April Planning Committee meeting.</p> <p>The Committee asked about the length of time to determine those applications not determined within the target timescale, in response to which it was reported that this could vary considerably, depending on the case. In response to a question regarding the target for number of site visits, it was reported that this had been set as a means of providing information to the Committee regarding the work being done, though it was recognised that each site was different and would require a different number of site visits.</p> <p>In response to a question from the Committee regarding whether unsafe play equipment came within the purview of Building Control, it was confirmed that this was not the case, and that information on who was responsible for this area would be provided to the Committee outside the meeting.</p> <p>In response to questions regarding Planning Enforcement, it was confirmed that illegal conversion of structures such as garages or sheds to residential accommodation was an issue, and that enforcement action was taken promptly whenever an instance of this was identified. Progress reports were provided on two specific Enforcement cases at the Athena Palace hotel and properties to the rear, and 10 Woollaston Road. It was confirmed that future reports to the Committee would include details of the outcomes of all cases sent for prosecution, and that the a Planning Enforcement report for the full year 2010/11, including the number of all live cases would be provided to the next Committee meeting.</p> <p>NOTED</p>	
<p>PC188.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered reports recommending confirmation of</p>	

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	<p>Tree Preservation orders at land to the east side of Plevna Crescent and land to the rear of 20 Ermine Road, N15 and at 67 Alexandra Park Road, N10. In both instances the Orders were supported by the Arboriculturalist and no objections had been received.</p> <p>RESOLVED</p> <p>That the Tree Preservation Orders at land to east side of Plevna Crescent and land to the rear of Ermine Road, N15 and at 67 Alexandra park Road, N10 be confirmed.</p>	
<p>PC189.</p>	<p>19A THOROLD ROAD, N22</p> <p>The Committee considered a report, previously circulated, which set out application, the site and its surroundings, planning history, relevant planning policy, consultation responses and analysis. The Planning Officer presented the key features, and advised the Committee of changes to the report, which were the relocation of the cycle store to the rear of No. 17 to ensure that access was not obstructed, the change of drawing numbers 06a and 07a to 06b and 07b and the deletion of the wording “to front onto Archway Road” from paragraph 1.1 under recommendation 1 on page 85 of the agenda pack.</p> <p>The Committee considered the plans.</p> <p>In response to questions from the Committee, it was confirmed that no representation had been received from the Bowes Park Residents Association in relation to the application, and that no additional comment had been received from Cllr Matt Cooke further to his original objection. The Committee discussed the possibility of including copies of the original representations received, where there was not a significant number of consultation responses, in order that the Committee could see the full context of those representations and it was agreed that Planning Officers would consider this as part of a review of the information presented to the Committee.</p> <p>The Chair moved the recommendations of the report and it was:</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That the planning permission be granted in accordance with Planning application no. HGY/2010/2066, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) towards ensuring that the residential units are defined as ‘car free’ and therefore no residents therein will be entitled to apply for a residents 	

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parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

(1.1) A sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the 4 new residential units shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the Traffic Management order(s) (TMO).

(1.2) The developer to pay an administration / monitoring cost of £500.00 in connection with this Section 106 agreement.

2. That in the absence of the Agreement referred to in the resolution above being completed by 30th June 2011, planning application reference number HGY/2010/2066 be refused on the grounds that:

In the absence of a formal undertaking to secure a Section 106 Agreement for this scheme to be 'car free' the proposed development would be contrary to policies M9 'Car Free Residential Developments' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan 2006.

3. In the event that the Planning Application is refused for the reason set out above, the Assistant Director (PEPP) (in consultation with the Chair of the Planning Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- i) There has not been any material change in circumstances in the relevant planning considerations, and
- ii) The further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
- iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

4. That following completion of the Agreement referred to in (1) above, planning permission be granted in accordance with planning application no. HGY/2010/2066 and the Applicant's drawing No.(s) 663/01, 02, 03, 04, 05, 06B, 07B, 08A, 09A 10A, 11A, 12A, 13A, 14, 15 and 16 and

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subject to the following conditions:

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.

MATERIALS & 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 hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs 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. 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

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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.

PERMITTED DEVELOPMENT RIGHTS

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (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, C, 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

CONSTRUCTION

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

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

INFORMATIVE: The development requires naming / numbering. Please contact Local Land Charges (tel. 0208 489 5573) at least weeks 8 weeks before completion of the development to arrange allocation of suitable address(es).

REASONS FOR APPROVAL

The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space nor does it fall within a defined employment area. The building form, detailing and materials of the new build will have a sympathetic relationship with the adjoining properties and the reduction in scale and opening up of the existing built form will benefit the site; as such the proposal will be sensitive to the character and appearance of the conservation area. The overall layout and unit/room sizes are acceptable, the proposal will not have an adverse impact on the surrounding

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	<p>neighbouring properties and although parking is not provided with the scheme this will not adversely affect the flow of traffic or indeed the car parking demand on the adjoining highway network. Waste disposal provision is made and some sustainability measures have been incorporated within the scheme.</p> <p>As such the proposal is in accordance with Policies; UD4 'Quality Design', UD3 'General Principles', CSV1 'Development in Conservation Areas', HSG1 'New Housing Development', HSG2 'Change of Use to Residential', EMP4 'Non Employment Generating Use', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', M4 'Pedestrian and Cyclists', M9 'Car Free Residential Developments', UD7 'Waste Storage' of the Haringey Unitary Development Plan and the Councils SPG 1a 'Design Guidance', SPG2 'Conservation & Archaeology', SPG3c 'Backlands Development and Housing' SPD (2008).</p> <p>Section 106: Yes</p>	
<p>PC190.</p>	<p>L/A 110 BROAD LANE N15</p> <p>The Committee considered a report, previously circulated, which set out the application, the site and its surroundings, planning history, relevant planning policy, consultation and responses and analysis. The Planning Officer gave a presentation on the key aspects of the report, and advised that under the recommendation on page 103 of the agenda pack, point 2. should read "Monitoring costs of £1,000.00".</p> <p>The Committee considered the plans.</p> <p>The Committee raised questions regarding play facilities near the development, in response to which it was advised that the site was adjacent to a playground and was also close to a park. In response to questions regarding the Equalities Impact Assessment and access, it was confirmed that the proposed building incorporated a lift for access to all floors and also that any disabled resident would be entitled to park within the CPZ and would also be entitled to apply for the provision of a disabled parking bay. The Committee suggested a training session on parking issues, and it was agreed that this would be arranged.</p> <p>The Chair moved the recommendations of the report and it was:</p> <p>RESOLVED</p> <p>That application HGY/2011/0551 be approved granted permission</p>	

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subject to conditions and subject to a Section 106 Legal Agreement providing:

1. Education Contribution of £33,542.48.
2. Monitoring costs of £1,000.00.
3. car free development and £1000 contribution towards amending the TMO
4. Payment of Council's legal fees for the preparation of the agreement.

Applicant's drawing No.(s) 200403015-PL01D, 02B and 03B

Subject to the following condition(s):

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

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

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

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

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

4. Notwithstanding the 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 those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by,

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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.

5. 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.

6. 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.

7. 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.

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	<p>8. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.</p> <p>Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.</p> <p>9. 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.</p> <p>Reason: In order for the Local Planning Authority to ensure the site is contamination free.</p> <p>10. 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.</p> <p>Reason: In order to protect the visual amenities of the neighbourhood.</p> <p>REASONS FOR APPROVAL</p> <p>The scheme is considered to meet the requirements of the appropriate national guidance and the policies in the Unitary Development Plan 2006 and this recommended for approval subject to conditions and a S106 agreement.</p> <p>Section 106: Yes</p>	
<p>PC191.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p> <p>The Chair thanked all the Members of the Committee and officers for their contributions over the past year.</p> <p>The meeting closed at 20:15hrs.</p>	

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COUNCILLOR SHEILA PEACOCK

Chair