

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 5 DECEMBER 2011**

Councillors: Beacham, Demirci (Chair), Erskine, Mallett, Peacock (Vice-Chair), Reid, Rice, Scott and Waters

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC86.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Basu, for whom Cllr Mallett was substituting, and from Cllr Schmitz, for whom Cllr Scott was substituting.</p>	
PC87.	<p>URGENT BUSINESS</p> <p>Members were advised that the report on decisions made under delegated powers between 31 October and 20 November 2011 had been omitted in error from the agenda pack, and it was requested that this item be taken as a late item of urgent business.</p> <p>RESOLVED</p> <p>That this item be considered under 'new items of urgent business' at the appropriate point in the agenda.</p>	
PC88.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC89.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC90.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 14th November 2011 be approved and signed by the Chair.</p>	
PC91.	<p>PLANNING APPLICATIONS</p> <p>The Chair varied the order of the agenda in order to take item 8, Land to Rear of 10-12 St James' Lane N10, after items 9 and 10.</p>	
PC92.	<p>LAND TO THE WEST OF TOTTENHAM HALE STATION / OFF WATERMEAD WAY, STATION ROAD, N17</p> <p>The Committee considered a report, previously circulated, that set out details of the application, planning history, consultation and responses, relevant planning policy and assessment, and</p>	

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recommended that the application be granted subject to conditions. The Planning Officer gave a presentation outlining the key points of the application and responded to questions from the Committee.

The Committee asked whether the scheme took into account the likely increased numbers of passengers for Spurs, were the new stadium development to proceed, in response to which the Transportation Officer advised that this had been a consideration and that the proposed enhanced public waiting area took the potential increase in passenger numbers for Spurs into account. Concerns were raised regarding the loss of green space in the area as a result of this proposal, and an additional condition was suggested in respect of landscaping such as large planters, to address this issue. The Committee also requested that a condition be added requesting that the commemorative plaque laid by the former Mayor Mary Neuner be retained and replaced in an appropriate place at the station. In response to a question from the Committee, it was confirmed that this proposal would have no impact on any work on widening of the railway.

The Committee examined the plans of the proposal.

Marc Dorman, Assistant Director, Planning, Regeneration and Economy, advised that the applicants were willing to accept conditions in respect of the retention of the commemorative plaque and landscaping, and also conditions regarding signage and feature lighting.

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

RESOLVED

That, with the additional conditions relating to the retention of the commemorative plaque laid by former Mayor Mary Neuner, landscaping, signage and feature lighting, application reference HGY/2011/1587 be granted, subject to conditions.

Conditions:

COMMENCEMENT OF DEVELOPMENT

1. The development to which this permission relates must be commenced 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 Section 91 of the Town and Country Planning Act 1990 and the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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DEVELOPMENT IN ACCORDANCE WITH APPROVED PLANS

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

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

DETAILS OF MATERIALS

3. Notwithstanding the description of the materials in the application, no construction shall be commenced until precise details and samples of the facing materials and roofing materials to be used for the external construction of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority.

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.

LIGHTING PLAN

4. Notwithstanding the details of lighting referred to in the application submission, full details of a lighting plan for the site shall be submitted to and approved in writing by the local planning authority, prior to the occupation of the premises.

Reason: To safeguard the amenities of the occupiers of adjoining properties.

HOARDINGS

5. Prior to the commencement of development full details of a scheme for the provision of hoardings to be erected around the site from the commencement of works and to be retained during the construction period including details of design, height, materials and lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the scheme as approved unless otherwise agreed in writing by the local planning authority.

Reason: In order to have regard to the visual amenity of the locality and the amenity of local residents, businesses and visitors during construction works.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

6. The development hereby approved shall not commence until a Construction Environmental Management Plan, including Site

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Waste Management Plan and a Site Management Plan, has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include but not be limited to the following:

- a) Public Safety, Amenity and Site Security;
- b) Operating Hours, Noise and Vibration Controls;
- c) Air and Dust Management;
- d) Storm water and Sediment Control and
- e) Waste and Materials Re-use.

The Site Waste Management Plan will demonstrate compliance with an appropriate Demolition Protocol. The development shall be carried out in accordance with the approved details.

Reason: In order to have regard to the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

CONSTRUCTION DUST MITIGATION

7. No development shall commence until the appropriate mitigation measures to minimise dust and emissions are incorporated into the site specific Construction Management Plan based on the Mayor's Best Practice Guidance (The control of dust and emissions from construction and demolition). This should include an inventory and timetable of dust generating activities, emission control methods and where appropriate air quality monitoring). This must be submitted to and approved in writing by the LPA prior to any works being carried out on the site.

Reason: To protect the environment and amenities of the locality.

CONSTRUCTION - CONSIDERATE CONTRACTORS

8. The site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In the interest of amenity.

**CONSTRUCTION TRAFFIC MANAGEMENT PLAN &
CONSTRUCTION LOGISTICS PLAN**

9. The development hereby permitted shall not commence until a Construction Traffic Management Plan (incorporating Travel Plan), including a Construction Logistics Plan (CLP) and a construction vehicle routing plan, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented at all times during the construction of the development, to the satisfaction of the Local Planning Authority.

Reason: In the interest of residential amenity and highway safety

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and to promote sustainable transport and in order to confine construction traffic to permitted routes so as not to prejudice the free flow of traffic or pose any potential highway and safety hazards for all other road users.

CONSTRUCTION HOURS

10. The construction works of the development hereby granted shall be carried out in accordance with the scheme submitted under to and approved in writing under section 61 of the Control of Pollution Act 1974, in consultation with the London Borough of Haringey Environmental Health Officers and London Borough of Haringey Planning Officers.

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

CCTV AND SECURITY LIGHTING

11. Prior to occupation of the development a scheme showing full details for the following shall be submitted to and approved in writing by the Local Planning Authority.

- a) CCTV;
- b) Security lighting

Reason: In order to ensure that the proposed development achieves the safer places attributes as detailed by Planning Policy Statement 1: Safer Places: The Planning System & Crime Prevention and to prevent crime and create safer, sustainable communities and in order to ensure the location of CCTV protects the privacy of neighbouring residential properties.

INFORMATIVES:

INFORMATIVE - REMOVAL OR VARIATION OF CONDITIONS

The applicant is advised that Section 73 of the Town and Country Planning Act 1990 (Determination of applications to develop land without compliance with conditions previously attached) requires formal permission to be granted by the Local Planning Authority for the removal or variation of a condition following grant of planning permission.

INFORMATIVE - WASTE MANAGEMENT

The proposed changes to the public and private highway need to have scheduled daily cleansing arrangements for both the private and public areas. The private and public highway should be clearly defined and correct square meters measurements applied to both with detailed plan and maps. In addition litter and recycling street bins will assist to control street litter. Any planters installed should avoid use of 'defensive' plants with thorns as this will not only 'catch' litter but it will make it difficult to retrieve.

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REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:
a) It is considered that the principle of this development is supported by National, Regional and Local Planning policies which seek to support the provision of transport infrastructure. b) The proposed structures are considered to be suitably located in respect of the surroundings, impact on neighbouring properties and site constraints and it is considered there would be no significant adverse impacts in terms of noise, disturbance, overlooking or overshadowing.c) The Planning Application has been assessed against and is considered to be in accordance with the intent of National, Regional and Local Planning Policies requirements including London Borough of Haringey Unitary Development Plan (UDP) 2006, policy G1 Environment, G2 Development and Urban Design, G9 Community Well Being, UD1 Planning Statements, UD2 Sustainable Design and Construction, UD3 General Principles, UD4 Quality Design, UD7 Waste Storage, ENV2 Surface Water Runoff, ENV6 Noise Pollution, ENV7 Air, Water and Light Pollution, ENV11 Contaminated Land, M2 Public Transport Network, M3 New Development Location and Accessibility and M5 Protection, Improvement, Creation of Pedestrian & Cycle Routes.

Section 106: No

PC93.

389 WIGHTMAN ROAD, N8 0NA

The Committee considered a report, previously circulated, which set out details of the application for planning permission at 389 Wightman Road, N8, the site and surroundings, planning history, relevant planning policy, consultation and responses and assessment. The report recommended that the application be granted subject to conditions. The Planning Officer gave a presentation outlining key aspects of the report, and responded to questions from the Committee.

The Committee asked about the need for an equalities impact assessment in relation to the application, and it was advised that this was addressed at paragraph 7.3 of the report. In response to a question regarding the external materials of the proposed extension, it was reported that these would match the existing materials. The Committee asked whether the expansion of the mosque would have any parking implications, in response to which the Transport Officer advised that an analysis of how worshippers currently reached the site had shown that very few currently travelled by car, and that a travel plan was in place to reduce this number further. It was reported that the expansion of the site would not result in an increase in numbers compared with the current busiest time, which was for Friday prayers. The only condition that had been requested in respect of parking had been for the provision of two disabled spaces.

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The Committee considered the plans.

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

RESOLVED

That application reference HGY/2011/1123 be granted, subject to conditions.

Conditions:

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

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

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

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

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.

4. 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.

5. Prior to the occupation of the proposed extension of the development hereby permitted sufficient space shall be provided within the site for two disabled parking spaces.

Reason: in order to comply with the Council's adopted UDP and the 2011 London Plan.

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6. The designated Travel Plan Co-ordinator shall implement the measures as detailed in the Travel Plan submitted as part of the application. Additionally, the Travel Plan must include the provision of a minimum of 25 secure and covered cycle stands capable of storing 50 cycles in accordance with standards set out within the London Plan.

Reason: To minimise the traffic impact of this development on the adjoining highway network and promote sustainable travel to and from the site.

7. Prior to the commencement of the development a Construction Logistics Plan (CLP) should be submitted for the approval of the LPA. The CLP should show the routing of traffic around the immediate road network and ensure that freight and waste deliveries are timed to avoid the peak traffic hours.

Reason: To minimise vehicular conflict at this location.

8. 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.

9. That Hampden Road shall not be blocked during construction works.

Reason: To allow access for other road users.

REASONS FOR APPROVAL

The proposed extension has been design to fit well in the site and in way that would not create any significant harmful effects on the nearby properties and the local area in general. It is unlikely to generate adverse impact on the transportation and highway network in the vicinity. Therefore the scheme is considered acceptable in line with policies: UD2 'Sustainable Design and construction', UD3 'General Principles', UD4 'Quality Design' and M10 'Parking for Development' of the Haringey Unitary Development Plan.

Section 106: No

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PC94.	<p>606 LORDSHIP LANE, N22 5JH</p> <p>The Committee considered a report, previously scheduled, which set out details of the application for planning permission at 606 Lordship Lane, N22, the site and surroundings, planning history, relevant planning policy, consultation and responses and assessment. The report recommend that permission be granted, subject to conditions and to a s106 Legal Agreement. The Committee was advised that condition 4 in the report should be deleted, as it had been duplicated and that a new condition should be added requiring a central satellite dish. The Planning Officer gave a presentation outlining the key aspects of the report and responded to questions from the Committee.</p> <p>The Committee expressed concern that those residents who had already moved into the previous development at the public house would now stand to lose their parking rights, as the existing proposal would result in the loss of the car park and, as a car-free development, they would not be able to apply for permits for on-street parking in the CPZ area. Officers advised that when the previous development was approved, it was on the basis that parking would be provided by the developers and would not be provided on-street. The developers were now proposing the current development which would result in the loss of the car-park, and concern was expressed at the precedent it might create to then allow on-street parking in such circumstances.</p> <p>In response to further concerns raised by the Committee regarding the impact on existing tenants, Mr Dorfman advised that on the basis of analysis showing that the streets in the vicinity were not subject to heavy parking pressure and that there was limited scope for further development in the area, it might be possible to enable existing residents of the existing development, which had not originally been designated car-free, to apply for or keep existing parking permits, but for the new development to be fully car-free and for the existing development to be car-free only in respect of successive occupiers, not current occupiers. Members welcomed this proposal and the Transport Officer advised that they could support such an arrangement. It was confirmed that CPZ restrictions did not apply to anybody who was entitled to a blue badge.</p> <p>The Committee examined the plans.</p> <p>The Chair moved the recommendations of the report, with the amendment that the car free requirement should not apply to residents of the existing development, and it was:</p> <p>RESOLVED</p>	

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That, with the amendment to the Section 106 agreement such that existing residents of the development would not be affected by the designation of the existing and proposed residential units as 'car free' and would therefore be entitled to apply for a residents parking permit:

- 1) That Planning Permission be granted in accordance with planning application reference number HGY/2011/1889, subject to a pre-condition that that Simon Oliver Magic Drinks Ltd and [the owner (s)] of the application site shall have first entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £20,729.38 as an Educational Contribution, £1000 towards the amendment of the TMO and £1000 towards recovery costs; i.e. a total of £22,729.38.

(1.1) That the Agreements referred to in Resolution (1) above being completed within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow; and

(1.2) That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for, the planning application reference number HGY/2011/1889 be refused for the following reason:

The proposal fails to provide an Education Contribution in accordance with the requirements set out in Supplementary Planning Guidance 12 'Educational Needs Generated by New Housing Development' attached to the Haringey Unitary Development Plan and a contribution towards the amendment of the TMO.

- (2) That, following completion of the Agreement referred to in Resolution (1) within the time period provided for, planning permission be granted in accordance with planning application reference number HGY/2011/1889, subject to 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.

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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 external materials to be used in connection with the new building hereby approved (including front boundary treatments) 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. 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.

5. 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 and protect the amenity of neighbouring properties.

6. The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

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Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

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

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

CONSTRUCTION

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.

OTHER

9. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

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

10. The applicants submits a service and delivery plan with details of servicing for the existing development

Reason: To ensure that the existing Pub and residential development can be serviced.

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11. The proposed development must achieve level 4 Code for Sustainable Homes.

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 numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Any access modification work which affects the public highway 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 completion of the works

REASONS FOR APPROVAL

It is considered that in view of the site's location, a development that incorporates residential use is wholly appropriate and it will provide an attractive environment. The proposed residential units will provide a valuable contribution to housing provision within the borough. Residential use on this site is considered acceptable given that the site is surrounded by residential uses and is within a broader residential area. Taking the building form the detailing and materials of the proposal, the proposed development will have a sympathetic relationship with the adjoining/ surrounding properties. The overall layout and unit/room sizes are acceptable.

The proposal will not have an adverse impact on the surrounding neighbouring properties and furthermore a condition will be imposed to ensure soft landscaping at the boundary and obscure glazing on all side facing windows to mitigate any overlooking of overshadowing issues. The proposed scheme is in an area with a medium public transport accessibility level. The waste storage and collection arrangement for bins is satisfactory. The scheme takes into account sustainable design and construction and the Section 106 Agreement that has been agreed as

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part of the planning permission includes education as a Planning Obligation to be provided by the developer and a contribution towards the amendment of the TMO for a car free scheme.

As such the proposal is in accordance with policies; UD4 Quality Design, UD3 General Principles, HSG1 New Housing Development, Change of Use to Residential, UD2 Sustainable Design & Construction, M9 Car Free Residential Developments and UD7 Waste Storage of the Haringey Unitary Development Plan 2006 and the Councils SPG 1a 'Design Guidance, SPG 8b Materials, SPG10c Educational Needs Generated by New Housing and Housing SPD (2008).

Section 106: Yes

PC95.

LAND TO REAR OF 10 - 12 ST JAMES'S LANE, N10

The Committee considered a report, previously circulated, which set out details of the application for land to rear of 10 – 12 St James's Lane, N10, the site and surroundings, planning history, relevant planning policy, consultation and responses and analysis. The report recommended that permission be granted, subject to conditions. The Planning Officer gave a presentation outlining key elements of the application, and responded to questions from the Committee. For the Committee's information, an appeal decision in relation to the site, dating from 2005, was circulated.

In response to a question from the Committee regarding whether the proposal enhanced the Conservation Area, it was reported that, as this was a backlands site that would not be visible from the street and the proposed design was simple, it was felt that it would have a neutral impact on the Conservation Area.

Three local objectors addressed the Committee in objection to the proposal on behalf of a number of local residents in the area. Residents stated that the proposed building was excessively large for the site. There would be an impact on the privacy of local residents, as the building would overlook neighbouring gardens. The existing garages were agreed to be unsatisfactory, but at least they were not visible, whereas the bulk of the proposed building would affect the overall outlook. Residents had come together to object to the application out of concern regarding the dominance of the building, which was felt to be out of keeping with the surrounding area and would result in significant overlooking. It was further stated that the proposal would result in loss of light and the sense of open space in the area. The Committee was urged to come and view the site from the homes that would be affected in order to gauge the full impact.

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The Committee asked questions on the representations made by local residents. Local residents advised that they had some drawings illustrating the impact of the proposal, and it was agreed that these should be circulated, although the Planning Officer advised that, without knowing the background to how the drawings were prepared, the Committee should use their judgement in assessing this information, in conjunction with the information provided in the technical drawings. Objectors advised that the bulk of the proposal was their primary concern; Residents were not opposed to the principle of development on the site, but were concerned regarding the scale of this proposal and the resultant overlooking.

The agent for the applicant, Mr West, addressed the Committee in support of the application. Mr West advised that the design process had begun with scrutiny of the planning history of the site, and it was felt that the current proposal addressed all of the issues which had arisen as a result of previous proposals. It was reported that the responses to the pre-application consultation process with local residents and groups had been encouraging, and that suggestions made by planning officers had been incorporated into the scheme submitted. The Committee was advised that a large number of addresses had been consulted as part of the application process, but that only a small number of objections had been made.

Mr West stated that the design reflected the pitch and proportions of surrounding roofs, and expressed confusion at the concerns raised by residents of Church Crescent, as the appeal decision in respect of the previous, larger, proposal had identified that there would be no material harm to these properties. Mr West rejected the suggestion that the proposal represented overdevelopment of the site, as the footprint of the proposed building would be a smaller percentage of the total site area, compared with those of surrounding properties. Mr West did not feel that a further site visit was required as the application had already undergone a thorough assessment process and requested that the scheme be approved.

The Committee asked questions of the applicant's agent. In response to a question regarding whether the scheme was felt to be dominant, Mr West disagreed and stated that this was a smaller proposal, subordinate to the surrounding properties. In response to concerns regarding overlooking, Mr West advised that there were no windows looking towards properties on St James' lane, and that the terrace looked inwards. It was reported that the distances between the proposed building and neighbouring gardens were within the acceptable limits as set out in planning guidance. The Committee asked about the average distance between the building and site boundary, and it was advised that this was 1.5m at the lower ground floor level, with the

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upper storey further set back.

In response to a question regarding arrangements for emergency services and waste disposal, Mr West advised that the 4m width of the driveway was adequate for emergency vehicles, and that in addition a condition was proposed requiring sprinklers to be installed. With regards to waste disposal bins would be moved down to the end of the drive on collection days and retained inside the rest of the time.

The Committee examined the plans.

The Chair moved the recommendations of the report and on a vote of 8 in favour and 1 against it was:

RESOLVED

That application reference HGY/2011/1550 be granted, subject to 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 external materials to be used in connection with the development hereby permitted have been submitted to, approved

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in writing by and implemented
in accordance with the requirements of the Local Planning
Authority.

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

4. Details of a scheme depicting those areas to be treated by
means of hard and soft
landscaping shall be submitted to, approved in writing by, and
implemented in accordance with
the approved details.

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

5. Details including the type, specification and location of external
lighting shall be submitted to
and approved in writing by the Local Planning Authority before the
residential unit hereby
approved is occupied and thereafter carried out in accordance
with the approved
details.

Reason: To prevent adverse light pollution to neighbouring
properties. 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 locality. 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
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.

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CONTAMINATED LAND

8. Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
" a risk assessment to be undertaken,
" refinement of the Conceptual Model, and
" the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be

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submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

CONTROL OF CONSTRUCTION DUST

9. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

TREES

10. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

Reason: In order to safeguard the trees in the interest of visual amenity of the area.

11. 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.

12. Before any works herein permitted are commenced, all those trees to be retained, as

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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.

ACCESS

13. Notwithstanding the approved plans, the pedestrian access to Bishop's View Court shall be permanently retained and access to this pedestrian right of way shall not be blocked at anytime. Entrance gates to the development shall open into the site so as not to impede this access to Bishops View Court at any time.

Reason: In order to protect the access for residents to Bishops View Court and St James Lane.

WASTE COLLECTION

14 Notwithstanding the approved , household waste to be placed at the end of the vehicular access way to the site (adjacent to the back edge of the pavement) within the site's demise on the day of collection. Waste collections start from 06:00 therefore refuse and recycling wheelie bins will need to be presented for collection either the night before on prior to 06:00 on day of collection. The rest of the time, waste must be stored in the 360 litre Wheelie Bin (885mm x 620 mm), Garden Refuse Sack and Food Waste Box either in the House forecourt area or within the Garage / Workshop Area.

Reason: In order to protect the amenity of the surrounding residential properties and ensure that household waste is collected.

SUSTAINABILITY

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15. The proposed development must achieve Level 4 Code for sustainable homes.

Reason: To ensure that 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: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573)

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

INFORMATIVE: Thames Water recommend the following informative be attached to this planning Permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE: Provided the distance from a Fire Vehicle on St James Lane N10 to the furthest point in the new house does not exceed 45m, the Fire Brigade would be acceptable. If the distance is exceeded, domestic sprinklers would be required. Applicant is advised to contact the fire brigade in respect of this matter.

REASONS FOR APPROVAL

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	<p>The proposed scheme involves a reduction in the size, bulk and footprint relative to a scheme dismissed on appeal in April 2010. The position, scale, mass and detailing of the proposed dwelling has been carefully considered to create a building which will not adversely affect the building pattern on St James Lane and the character of this part of the road. The building now proposed is substantially more subordinate than the previously refused scheme and will sit behind high boundary treatment with landscaping. As such the proposed development is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.</p> <p>Section 106: No</p>	
<p>PC96.</p>	<p>APPEAL DECISIONS</p> <p>The Committee considered a report, previously circulated, which set out appeal decisions determined by the Department for Communities and Local Government during October 2011, of which 3 were allowed and 3 were dismissed.</p> <p>NOTED</p>	
<p>PC97.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>The Committee considered a report on decisions made under delegated powers by the Head of Development Management and the Chair of the Committee between 31 October 2011 and 20 November 2011.</p> <p>The Committee asked about the increased height of the monopite (HGY/2011/1711) on page 16 of the report, and why this fell within permitted development, in response to which it was advised that permitted development guidelines were set nationally and that telecoms companies generally submitted applications which were within these national guidelines for permitted development.</p> <p>The Committee suggested that the arrangements for delegated decisions be considered by Members at the next meeting of the Regulatory Committee to discuss any issues.</p> <p>NOTED</p>	

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PC98.	DATE OF NEXT MEETING Monday, 9 th January 2012 at 7pm. The Chair wished everyone present good wishes for the festive season. The meeting closed at 9pm.	
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COUNCILLOR ALI DEMIRCI

Chair