



**Haringey** Council

Please note that the Council has amended the protocol with regard to hearing representations at Planning Sub-Committee meetings. Objectors or supporters should advise the Council by noon on the working day immediately prior to the Sub-Committee meeting (for a Monday meeting this would be by noon on the Friday prior to the Sub-Committee) in order to allow appropriate administrative arrangements to be put in place. The number of speakers will usually be limited to two speaking for a proposal and two speaking against the proposal with a time limit of 3 minutes i.e. a maximum of 6 minutes.

Persons interested in addressing the Committee in relation to an application should contact the Committee Secretariat team on 020 8489 1512 by noon the working day prior to the Planning Committee meeting.

Please be advised that speaking slots will be allocated on a strictly first come first served basis. Discretion will remain with the Chair regarding the number of representations permitted at Planning Committee meetings and time allocated outside of the guideline set out above.





**Haringey** Council

Please note that whilst the meeting is open to members of the public, there are no public speaking rights for items 12-14 as preapplication briefings.

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## Planning Sub Committee

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MONDAY, 1ST JUNE, 2015 at 7.00 pm HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

**MEMBERS:** Councillors Ahmet (Chair), Basu, Beacham, Bevan, Carroll, Carter, Doron, Mallett (Vice-Chair), Patterson, Ryan and Weston

### AGENDA

#### 1. **FILMING AT MEETINGS**

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

#### 2. **APOLOGIES**

#### 3. **URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 17 below.

**4. DECLARATIONS OF INTEREST**

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

(i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and

(ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

**5. DEPUTATIONS/PETITIONS**

To consider receiving deputations and/or petitions in accordance with Part Four, Section B, Paragraph 29 of the Council's Constitution.

**6. MINUTES (PAGES 1 - 54)**

To confirm and sign the minutes of the Planning Sub Committee held on 5 March, 10 March, 16 March and 25 March.

**7. PLANNING APPLICATIONS**

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

**8. SITE TO REAR OF 38 THE BROADWAY N8 9SU (PAGES 55 - 82)**

Construction of single storey temporary cafe / restaurant on a vacant site accessed from The Broadway via Rose Place, formed from four recycled shipping containers, including parking for two cars, bicycle storage and refuse and recycling storage.

RECOMMENDATION: grant permission subject to conditions.

**9. THAMES WATER LAND OFF WOODSIDE AVENUE N10 3JA (PAGES 83 - 106)**

Change of use of land to horticultural use related to an existing educational establishment. Construction of 12 planting beds, 1 shed and two polytunnels which will be capable of being moved around the site. Erection of a 1.8m fence with access from the existing footpath and management of trees located on the site including those subject to Tree Preservation Orders. (AMENDED PLANS).

RECOMMENDATION: grant permission subject to conditions.

**10. STROUD GREEN PRIMARY SCHOOL WOODSTOCK ROAD N4 3EX (PAGES 107 - 120)**

Installation of gas fired condensing boilers complete with new stainless steel flue and screening (Planning Application)

Listed Building consent for installation of gas fired condensing boilers complete with new stainless steel flue and screening (Listed Building Application).

RECOMMENDATION: grant planning permission subject to condition and grant Listed Building consent subject to conditions.

**11. PRE-APPLICATION BRIEFINGS**

Items 12-14 are pre-application presentations to the Planning Sub-Committee and discussion of proposals.

Notwithstanding that this is a formal meeting of the Sub-Committee, no decisions will be taken on these items and any subsequent applications will be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

The provisions of the Localism Act 2011 specifically provide that a councillor should not be regarded as having a closed mind simply because they previously did or said something that, directly or indirectly, indicated what view they might take in relation to any particular matter. Pre-application briefings provide the opportunity for Members to raise queries and identify any concerns about proposals.

The Members' Code of Conduct and the Planning Protocol 2014 continue to apply for pre-application meeting proposals even though Members will not be exercising the statutory function of determining an application. Members should nevertheless ensure that they are not seen to pre-determine or close their mind to any such proposal otherwise they will be precluded from participating in determining the application or leave any decision in which they have subsequently participated open to challenge.

**12. 191-201 ARCHWAY ROAD, LONDON N6 5BN (PAGES 121 - 134)**

**13. 255 LORDSHIP LANE, N17 (PAGES 135 - 140)**

**14. BEACON LODGE, 35 EASTERN ROAD, LONDON N2 (PAGES 141 - 148)**

**15. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 149 - 230)**

To advise of decisions taken under delegated powers between 1 March and 30 April 2015.

**16. UPDATE ON MAJOR PROPOSALS (PAGES 231 - 244)**

To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.

**17. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

**18. DATE OF NEXT MEETING**

Special Planning Committee 22 June.

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