

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 10 NOVEMBER 2008**

Councillors: *Peacock (Chair), *Beacham, *Demirci, *Dodds (Deputy Chair), *Hare, *Mallett, *Patel, *Weber and Wilson

Also Present: Councillors Gorrie and Santry

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC278.	<p>APOLOGIES</p> <p>None received.</p>	
PC279.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC280.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Hare declared an interest in item 11, as he had been involved with the application since 2001 and had addressed the Committee to object to the application when considered at the Planning Committee meeting held on 8 September 2008. Cllr Hare advised that he would leave the meeting when this item was considered.</p>	
PC281.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PC282.	<p>MINUTES</p> <p>The Committee was asked to agree the minutes of the Special Planning Committee held on 25 September 2008 and the Planning Committee meeting held on 6 October 2008.</p> <p>RESOLVED</p> <p>That the minutes of the Special Planning Committee held on 25 September 2008 and the Planning Committee meeting held on 6 October 2008 be agreed and signed.</p>	
PC283.	<p>APPEAL DECISIONS</p> <p>The Committee was asked to note the outcome of 10 appeal decisions determined by the Department for Communities and Local Government during September 2008 of which 6 (60%) were allowed and 4 (40%) were dismissed.</p> <p>The Committee was particularly asked to note that of the 6 appeals allowed, one appeal, a place of worship, was approved on the basis of the time period involved. However, the principle of</p>	

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	<p>the case was dismissed therefore, the case was lost by the applicant.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC284.	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions made under delegated powers by the Heads of Development Control (North and South) and the chair of the Planning Committee determined between 15 September 2008 and 12 October 2008.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC285.	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement Work since the 6 October 2008 Committee meeting.</p> <p>The Officer drew the Committee's attention to page 70 of the agenda. All major applications (3) were 100% determined within 13 weeks. Of the minor applications 81% were determined within 8 weeks, 4% below the Haringey target but well above the Government target. In respect of other applications 92% were determined within 8 weeks, 2% above the Haringey and Government targets.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC286.	<p>DESIGNATION OF VALLANCE ROAD CONSERVATION AREA (NO 29)</p> <p>The Committee was informed that on the 11 February 2008 the Council approved and adopted the second phase of the ongoing programme of Conservation Area Character Appraisals. This involved the following three conservation areas; Muswell Hill (No.4), Wood Green Common (No.10) and Trinity Gardens (No.12).</p> <p>The houses in this area were built in a wave of development of the Muswell Hill area between 1909 and 1914, predominantly containing fine examples of Arts and Crafts inspired houses of conservation area quality. Based on its predominantly Arts and Crafts style and distinct character the area was considered to be</p>	

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	<p>of suitable, but independent, conservation area quality to the adjoining Muswell Hill Conservation Area and Alexandra Palace and Park Conservation Area and should, therefore, be designated as a new conservation area. The Committee was asked to agree to the designation of a new conservation area.</p> <p>Members enquired whether there had been a consultation and in response were informed that in the consideration of the new conservation area the Council's conservation officers had taken into account all the comments received as part of the consultation carried out between 29 June and 10 September 2007 and agreed on 11 February 2008.</p> <p>RESOLVED</p> <p>That the designation of a new Vallance Road Conservation Area be agreed.</p>	
<p>PC287.</p>	<p>INFORMATION ITEM; FURNIVAL HOUSE, CHOLMELEY PARK N6</p> <p>The Committee was informed that this was an information item. Members were advised that at the Planning Committee meeting of 25 September 2008, Members had considered the report on a planning application to do works of conversion and extension to Furnival House. It was resolved to grant permission subject to a Section 106 Legal Agreement covering affordable housing, education and highways contributions.</p> <p>Prior to the signing of the agreement and the issue of the decision, the Council were notified that the building had been made a Grade II Listed Building, following an inspection by English Heritage. The listing of the building now became a material consideration for dealing with the planning application. It also meant that a Listed Building Consent was required for alterations to the building and that the applicants had already submitted an application for Listed Building Consent.</p> <p>English Heritage had visited the property and advised the Council that they had concerns about the details of the scheme submitted as part of the planning application.</p> <p>Given the above the Council was not in a position to issue the Planning permission. It was the intention to bring both planning and listed building applications to the Committee at the same time. Members were asked to note the current position with regard to proposals for Furnival House, in light of the Listing of the building as being of special historic and architectural interest.</p> <p>RESOLVED</p>	

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	That the report be noted.	
PC288.	<p>235-237 ARCHWAY ROAD N6</p> <p>The officer presented the report and advised that the Planning Committee had at its meeting on 8 September 2008, resolved to grant permission for the building of five flats at 235-237 Archway Road N6, subject to a Section 106 Legal Agreement. The Section 106 Agreement sought an education contribution and included provision for the scheme to be car-free. The applicants had declined to sign the Section 106 Legal Agreement because they considered there were no grounds for the scheme to be car-free.</p> <p>Given the applicants were unwilling to enter into the Section 106 agreement the Council would therefore have to refuse the application on the grounds of inadequate parking provision for the development. This decision could therefore, in turn, be subject to a planning appeal and it would be for the LPA to demonstrate that the proposal would adversely affect parking conditions within the immediate vicinity of the site and amenities of neighbouring occupiers.</p> <p>It was particularly noted there was a parking bay area, which could provide parking for four cars, immediately next to the side frontage of the site. It was further considered that the on-street car parking generated with the proposal could be accommodated within the immediate vicinity of the site without adversely affecting the parking conditions of other local residents.</p> <p>Given the specific nature of the site, the comments contained in the previous appeal decision and the existing level of public transport use, it was considered that the request for this scheme to be car-free was onerous and one which would be difficult to successfully justify and defend on appeal.</p> <p>The Committee was asked to confirm their decision of 8 September 2008 to grant permission for the development of the site, subject to a Section 106 Legal Agreement without the request that the scheme be 'car-free' and therefore without any need for an amendment of the Traffic Management Order.</p> <p>The Chair moved a motion to agree the recommendation that the Section 106 Agreement for this development should not include the clause requiring the development to be 'car-free'. On a vote there being 1 against and 7 in favour the motion was carried.</p> <p>RESOLVED</p> <p>That the application be granted planning permission, subject to a Section 106 Legal Agreement without the clause requiring the</p>	

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	development to be 'car-free' be agreed.	
PC289.	<p>158 TOTTENHAM LANE N8</p> <p>The Officer advised the Committee that this application was deferred from the last scheduled meeting of the Planning Committee on 6 October 2008, in order for a consultation to take place with the Governors, Head Teacher and parents of the adjacent Rokesly School. It was now understood that the applicants had met with the representatives of the school on 26 October 2008. The application was now returned to the Planning Committee for Members consideration and decision. The Committee was reminded that the development was an outline application for the erection of 9 x 3 storey, four bedroom townhouses with associated parking and access.</p> <p>Two representatives from Rokesly addressed the Committee and objected to the application, following the consultation with the applicant on the following grounds:</p> <ul style="list-style-type: none"> • That the development would have a serious detrimental effect on the character of the area. • Concerns regarding the safety of the children in Rokesly school. • Loss of amenity. • Intrusion • Over shadowing • Concerns regarding highway and pedestrian safety <p>The road layout was a concern as children would find it difficult to cross the roundabout and was considered to be an accident waiting to happen. In respect of the application the refuse collection arrangements were considered to be unsatisfactory and located too far from occupants' front doors.</p> <p>The proposed development was further considered to be visually intrusive as the 3 storey building would loom over the playground. The children would be penned in the playground surrounded by high garden walls. The proposed arrangements for the windows and balconies would create further overlooking onto the playground. The flat roofs would be used by residents as terraces and they would be able to see into the south facing classrooms. The development would further cause considerable over shadowing of the playground, significantly throughout the day, which was heavily used in the mornings and at playtimes.</p> <p>Cllr Santry entered the meeting at 7:40pm.</p> <p>Members enquired of the objectors whether they had been consulted by the applicants. The Committee was informed that the objectors had met with the applicants and the issues were</p>	

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discussed in detail however, on reflection it was felt that the application did not address the issues raised.

Cllr Gorrie addressed the Committee to receive confirmation on the following three points:

1. That the applicants had consulted with Rokesly School and that feedback from the school had been received.
2. Whether officers felt that the site was suitable for residential development.
3. To clarify the responsibility of the Council in terms of the process to be followed, bearing in mind that the application was for outline permission. How the application would be reviewed and discussed with stakeholders and any changes to the scheme would need to be consulted and managed by the school.

The planning officer confirmed that in the UDP the site was identified for mixed use residential and retail development and was considered to be suitable as an analysis had been carried out previously to arrive at this decision. In terms of the outline application, the Committee could add conditions for example; the walls could be made a certain height to the satisfaction of the Authority. Future modifications were subject to the same process as the outline planning application. Any major modifications may need a further application and consultation.

The applicant addressed the Committee and advised that discussions had taken place with the Highways department regarding the roundabout and the proposals outlined were considered to be the safest approach. The Committee could condition that a traffic light be placed at the junction of the roundabout.

The applicants had already agreed to work with the school regarding over looking and had already taken away the balconies/terraces at the first floor level. In relation to over shadowing a BRE test had been carried out and the development was now one and half storeys lower than the original scheme. The development was for 9 family houses which met the need for housing in the borough.

The Committee then viewed the plans.

A local resident addressed the Committee in support of the development and looked forward to the site being developed to overcome a long period of time where the site had been used for dumped rubbish and littering. There had previously been houses on the site and this was demonstrated by a photograph of the site in 1935, showed to the Committee.

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Following further discussion the Committee agreed to the inclusion of the following conditions:

1. That a Section 278 agreement be entered into with the applicant regarding works to the highway.
2. The removal of balconies.
3. That the wall at the rear be 4 metres in height to include details of design and materials.
4. There would be no terraces.
5. A tree route survey to be carried out on the structure of near by trees.
6. That the date (23.10.08) on page 125 be changed to one month from the date of the Planning Committee meeting if application was granted.

The Chair moved a motion to grant outline permission subject to reserved matters, the extra conditions and subject to a Section 106 Legal Agreement.

RESOLVED

That outline permission be granted subject to reserved matters, the extra conditions and subject to a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1643
FOR PLANNING COMMITTEE DATED 10/11/2008

Location: 158 Tottenham Lane N8

Proposal: Outline application for erection of 9 x 3 storey, four bedroom townhouses with associated parking and access.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 73130A/AR/A1, 73130A/AR/A3, 73130A/AR/A4, 3291/01, 3291/02, 3291/03, 3291/04 & 3291/04 - 110.

Conditions:

1. Application must be made to the Local Planning Authority for approval of any matters reserved in this OUTLINE planning permission, not later than the expiration of 3 years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:

a) The expiration of 3 years from the date of this permission or

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b) The expiration of 2 years from the final date of approval of any of the reserved matters.

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. Hard and Soft Landscaping details also surface water drainage works along with source control measures shall be carried out in accordance with details which have been submitted to and approved in writing by the local planning authority before development commences.

Reason: To prevent the increased risk of flooding.

3. 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.

4. An enclosure for dustbins in accordance with guidance issued by the Local Planning Authority shall be provided prior to the occupation of the dwellings. 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 occupiers of their properties and the appearance of the locality.

5. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

(b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement

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demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

6. 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.

7. 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.

8. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

9. That at no time shall any balconies or terraces be constructed or added to the constructed structure or any roof structure be used as a balcony on the west and north elevations of the building.

Reason: In order to prevent overlooking of the adjacent school playground and residential properties to the north to the detriment of the well being of the children of the adjoining school and residential amenities of nearby residents.

10. That the rear boundary wall with the school playground shall be constructed to a height of 4 metres and permanently retained as such prior to the occupation of the properties and that details of the design and materials of the wall shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. The wall to be designed and be constructed in the manner and materials as agreed.

Reason: To protect the visual amenities of the locality and the well being of the children of the adjoining school.

11. That details of a tree root survey in relation to nearby trees to inform the design and construction of the foundations of proposed development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

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Reason: In order to ensure that the construction of the development does not result in damage to the trees root systems of the adjoining trees.

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'.

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: 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.

REASONS FOR APPROVAL

The proposed development for complies with Policies, UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG9 'Density Standards', HSG10 'Dwelling Mix', M10 'Parking for Development' of the Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG3a 'Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy / Overlooking, Aspect / Outlook, Daylight / Sunlight', SPG7a 'Parking Standards', SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development' and SPG10e 'Improvements to Public Transport Infrastructure and Services'.

Section 106: Yes

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<p>PC290.</p>	<p>BUILDERS YARD, FORMER RAILWAY SIDINGS AND EMBANKMENT, SAFESTORE STORAGE COMPOUND, STATION ROAD AND ADJOINING WOOD GREEN COMMON N22</p> <p>The planning officer addressed the Committee and stated that there were changes to some of the conditions outlined in the report as follows:</p> <p>Condition 2. The development approved plans should have included that the dwellings would be in accordance with remedial sites.</p> <p>Condition 12. The level of noise emitted from the wind turbine should read as singular as there was only one. The air handling units should be 10 decibels as detailed in the noise consultant's report which they confirmed that could be achieved.</p> <p>Condition 19. The Green Travel Plans should be submitted three months after the school was occupied.</p> <p>Condition 20. The Highway works would be done at the entry of the site. Traffic signal installation would be carried out within three months of the date of this submission.</p> <p>An extra condition. The advertising hoarding along the site should be removed before the occupation of the school building.</p> <p>The Committee was informed that this site was located in the northern part of Haringey. The site was bounded on the west side by the main east coast railway line. The site was 2.5 hectares in size and had a mix of current uses which included; commercial use (storage, builders yard/scaffolding), a wooded scrub section and an access road along the west boundary of the site. There was limited built structures on the site, with over 50% of the site consisting of hard surfacing.</p> <p>The application was accompanied by an Environmental Impact Assessment which covered a wide range of areas. The applicant had also carried out a consultation over a nine month period before submitting the planning application. There was an identified need for a new secondary school in the centre of the Borough, to accommodate a growing school population; the proposal met the Heartlands Policy Framework. The school would cater for 11 – 16 year olds.</p> <p>The design concept was to provide a main core building parallel to the railway, effectively three storeys high, containing a main assembly hall, sports hall, dining area, resource centre and circulation space (The Forum). The two wings on the eastern side, separated by a landscaped courtyard were respectively four and five storeys high when viewed from Wood Green Common.</p>	
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The building would be flat roofed with green roofs. The staircase towers would be clad in terracotta rendered panels, stock brick to both sides of the elevated wings and white render to the main core building. The rear wall of the main building facing the railway would be an acoustic wall of concrete with insulation, but clad with trellis and climbing plants to form a Green Wall. The embankment would be punctuated by new buildings and there would be the need to remove a number of trees however, this would be mitigated by the provision of new landscaped areas and by the planning of 176 new trees in different parts of the site. The Committee was asked to grant permission subject to conditions; noting that the application would have to be referred formally to the Greater London Authority (GLA).

Members drew the Committee's attention to page 191 of the agenda and enquired whether the applicant had answered the questions raised by Mr Fadida. In response the officer replied that the applicant had responded and that the energy would be provided by a wind turbine. Parking permits would be covered in the travel plan, floodlights were covered in condition 15 and all other enquiries had been replied to.

A local resident addressed the Committee to object to the proposal due to the scale and size of the development which was recognised would have an impact on its surroundings. It was felt that the development would not enhance the character of the Conservation Area and would impact on the properties along Station Road. The traffic investigation was further considered to have been widely underestimated as Station Road was already a rat run for cars. The proposed floodlights would also impact on the dwellings on Station Road.

An objector raised concerns regarding the significant loss of day light due to the games buildings to be provided. There would be no need to have the multi use games areas and therefore running the risk of destruction of nature that would otherwise be caused on the site. It would only take 18 minutes to walk to White Hart Lane Sports Centre which could provide all the games facilities the school would require.

Another local resident addressed the committee and outlined reasons why the proposed development would not work for the following reasons:

- The location of a school next to a railway. Better value for money would be achieved at another location.
- The scale of the buildings considered to large.
- The height of the proposed scheme was disproportionate to surrounding dwellings i.e. the Decorum.
- The enclosure of Wood Green Common.

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- Destruction of ecological corridor.
- Destruction of Wood Green boundary wall would have an effect on the Conservation Area.
- The entrance to the school could be placed at the side of the wall.
- The impact of the proposed road works and the redesign of the land to enlarge the junction.
- The destruction of mature trees on the site.
- The transport arrangements are not for the school.
- Travel plans should be for the children.
- The air handling units should be included in condition 12 and should not be used overnight.
- The floodlight assessment did not indicate whether there would or would not be an impact on residents or sky glow.
- The school would be compromised because of the site.

A representative from the Alexandra Park & Palace Area Advisory Committee (CAAC) spoke to Members and advised of the serious shortcomings of the Strategic Sites Appraisal which provided the justification for the proposed site. The minimum size standards were not met particularly due to the irregular size and shape of the site. Another minimum requirement was that the site should be adjacent to a park or playing field and the proposed site was not. The appraisal was more than four years old and considered to now be out of date. An alternative site should be made available for the school with an up to date appraisal made on the site.

The Committee enquired whether the CAAC representative was against development of the proposed site or as a school. In response the Committee was informed that there was a need for a school however, there were alternative sites within the area which would meet the needs of a school and not the proposed site.

The applicants addressed the Committee in relation to the issues and concerns raised by the objectors. The design of the school was in relation to the site. In terms of the ecology this was considered to be balanced as stated in the report and an environment impact assessment had recently been carried out. The roofs of the proposed school would be made of sedum. A programme of extensive tree planting was also proposed. In relation to the highways a signalised junction was required to deal with queuing traffic matters. The signalised junction would be movement controlled during the day. Conservation officer had made no comments in relation to the report. A notable feature of the proposed development was the wall around the site, the western edge would be retained with only the removal of two panels to install a pedestrian crossing. The Fire Authority matters were satisfactorily resolved.

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In relation to the changes to conditions:

Condition 2: Acceptable to the applicants.

Condition 3: Details of the materials could be agreed before the building works took place.

Condition 17 The trees have not been subjected to a bat survey.

Condition 19 & 20. The first occupation of the school would be in September 2010, the travel plan would need to be developed as the school intake increased. The applicants would prefer twelve months after occupation of the school instead of three months.

Condition 22 This had already been submitted.

Condition 28 There was an existing boundary fence along the railway which would be retained.

A Member enquired whether the exit to the school would be gated and whether traffic in and out of the school would be controlled by the signals. The applicant replied that the entrance to the school would be gated by remote control. Signalling would be introduced to reduce the traffic build up between the two roundabouts on Station Road. The Transportation Officer explained that there would be approximately 200 vehicle movements when the school opened. Traffic signalling was proposed to meet pedestrian/cycling safety crossing the road. The existing streetscape did not provide for their safety and which was why signalling was now appropriate. The Committee further enquired whether the development met the minimum size standard. The applicant stated that the guidelines were clear on space requirements on site. The school had been developed in close consultation with local residents and a balance was achieved. The ecology corridor was broken by the layout of the site at present. There would be greenery all the way along the site once the school was developed. The green roofs would give a positive sustainable drainage and extra biodiversity as opposed to brown roofs which required a significant depth of soil and high levels of maintenance, which the school would have to maintain.

Members questioned whether the site was large enough for a school five storeys high and the possible impact on the Conservation Area and was possibly not an ideal location. The planning officer replied that the site was an appropriate site for a school as it located away from public transport and there was no reason to say that this site was unsuitable.

The Committee then viewed the plans.

Following further discussion the Committee requested whether it was possible to add further conditions:

1. The name of a nominated site manager and contact details

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should be made available to local residents.

2. The nature conservation officer to look at the site particularly in relation to bat sensitive lighting.

The Chair moved a motion to grant permission subject to conditions; extra condition, noting that the application would have to be referred formally to the Greater London Authority (GLA). On a vote there being 7 in favour and 2 against the motion was carried.

RESOLVED

That planning permission be granted subject to conditions and a referral of the application formally to the GLA.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1431
FOR PLANNING COMMITTEE DATED 10/11/2008

Location: Builders Yard, Former Railway Sidings and Embankment, Safestore Storage Compound, Station Road and Adjoining Wood Green Common, N22

Proposal: Erection of a Secondary School arranged over three to five floor levels (gross floor area 10,930 sq metres), for approx. 1,100 students; formation of pedestrian access in wall facing Wood Green Common, and vehicular access from Western and Station Roads; provision of 39 car parking spaces, 80 cycle spaces, hard and soft landscaping, multi-use games areas, 1 roof-mounted wind turbine, new fencing to Station Road and Wood Green Common; installation of LED media screen to North elevation of South wing.

Recommendation: Grant subject to conditions and to be referred formally to the GLA

Decision: Grant subject to conditions and to be referred formally to the GLA

Drawing No's: S5227 D0001 P1, S5227 D0050 P3, S5227 D0051 P2, S5227 D0400 P1, S5227 D0401 P1, S5227 D0402 P1, S5227 D0403 P1, S5227 D0404 P1, S5227 D0405 P1, S5227 D0406 P1, S5227 D0100 P2, S5227 D0101 P2, S5227 D0102 P2, S5227 D0103 P2, S5227 D0104 P2, S5227 D0105 P3, S5227 D0200 P3, S5227 D0201 P3, S5227 D0202 P3, S5227 D0203 P3, S5227 D0300 P3, S5227 D0301 P3, S5227 D0302 P3 & S5227 D0500 P1.

HED.770.501 Rev A Green (Sheet1), HED.770.501 Rev A (Sheet2), HED.770.502 Rev A, HED.770.101 Rev A, HED.770.201, HED.770.202, HED.770.301, HED.770.302, HED.770.303 (1 of 2), HED.770.304 (2 of 2), HED.770.305, HED.770.401 (Sheet 1 of 1), HED.770.402 (Sheets 2 of 2), HED.770.601, CBA6931.01B &

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CBA6931.04.

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. This shall include the Remediation of the site in accordance with the Remediation Method Statement dated July 2008 submitted by STATS Limited which accompanied the application.

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. Prior to the commencement of work the following details and information shall be submitted to and approved in writing by the Planning Authority;

" Samples Panels of all facing materials;

" Plans and elevations, fully annotated and dimensioned, showing the proposed detailed design, facing materials, colour and finishes, of the new front entrance gates in the existing brickwork boundary wall, at a scale of 1; 20,

Reason: To ensure a high quality development to preserve the character and appearance of Wood Green Common Conservation Area;

5. The proposed planting scheme hereby authorised, shall be fully implemented by the end of the first planting season, after completion of the development, as per drawing HED.770.302.

Reason: In order to ensure appropriate landscaping is undertaken in the interest of biodiversity and visual amenity.

6. All protective measures must be installed as specified and protective fencing as shown on drawing CB6931.04. All works that impact on the Root Protection Area (RPA) of trees to be retained must be supervised by the Consulting Arboriculturalist (CBA Trees).

Reason: In order to ensure the safety and well being of the trees on the

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site during constructional works that are to remain after building works are completed.

7. Tree protection fencing must be erected as specified in the Arboricultural Development Statement tree report and installed in accordance with the tree protection site plan (drawing CB6931.04.)

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.

8. A pre-commencement site meeting must take place with the Architect, the local authority Arboriculturist, Consulting Arboriculturist, the Planning Officer and the Construction Site Manager, to confirm the protective measures to be implemented, not less than 28 days prior to commencement of development;

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.

9. A three-year tree programme to include regular maintenance must be implemented as a minimum requirement to ensure successful establishment. Any new trees or shrubs that fail to establish within a three-year period must be replaced.

Reason: To ensure the satisfactory implementation of the landscape strategy hereby permitted.

10. The construction works of the development hereby granted shall not be carried out before 0730 or after 1830 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.

11. Prior to the commencement of work a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

12. The level of noise emitted from the wind turbine and Air Handling Units, hereby approved shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of an existing neighbouring property at the time of this decision notice. The wind turbine and Air Handling Units shall be serviced regularly in accordance with manufacturer's instructions, and as necessary to ensure that the requirements of the condition are met; if the requirements of the Condition are not met, then the wind turbine and Air Handling Units shall not operate until such time as necessary remedial works have been undertaken to comply with the Condition.

Reason: To ensure that the proposed development does not prejudice the

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amenities of occupiers of neighbouring properties.

13. 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.

14. No development shall be commenced until precise details of the design and materials to be used in connection with the proposed railing / fencing along the footpath on the west side of Wood Green Common have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of Wood Green Conservation Area.

15. Prior to construction of the Multi Use Games Area (MUGA), details of the proposed, operation, location and specification of the floodlighting shall be submitted to, and approved in writing by LBH and Network Rail. The floodlighting shall not be operated after 10 p.m. on any day.

Reason: To ensure the proposed floodlighting shall not have a detrimental impact on neighbouring properties / foraging and commuting bats and to ensure the floodlights meet Network Rail Health and Safety Standards.

16. A recognised Bat Specialist shall require to be consulted in the preparation of the detailed floodlighting proposals for the Multi Use Games Area's, prior to commencement of development.

Reason: To avoid a detrimental impact on foraging / migrating bats.

17. Prior to the commencement of development, a dawn Bat Survey shall be undertaken by a recognised Bat Specialist, to assess whether there are bat roosts present in any of the trees identified as having some potential for bat roosts within the Entec Phase 1 Habitat Survey (June 2008) (namely no's: 9, 11, 12, 13, 22, 24, 25, 27, 31, 36, 37, 42, 47, 48 and Group 11).

Reason: To avoid damage or disturbance of possible nesting sites.

18. Development should not be commenced until 'Impact Studies' of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand;

19. A Green Travel Plan shall be submitted within three months of the occupation of the school by the first intake of pupils, and approved in

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writing by the Local Planning Authority. This shall specifically address public transport capacity, Controlled Parking Zone, cycle parking and pedestrian / cycle movement.

Reason: To ensure sustainable transportation measures are put in place prior to occupation and to minimise the traffic impact of this development on the adjoining roads.

20. Detailed drawings of proposed highway improvement works shall be submitted to the Local Planning Authority within 3 months of the granting of this permission, and these works shall be completed before occupation of the school.

Reason: To ensure the required highways works are identified and put in place prior to occupation of the development and to improve the traffic capacity/highway safety of the site access junction and improve pedestrian conditions at this location.

21. No development shall be commenced until precise details of the proposed 'Green Roof' and 'Green Wall' are submitted to and approved in writing by the LPA.

Reason: To ensure the opportunities for biodiversity enhancement are maximised through the proposed development.

22. Confirmation of the BREEAM 'excellent' rating shall be submitted to the Local Planning Authority, in the form of a BREEAM pre-assessment, prior to commencement of development.

Reason: To ensure the proposed energy efficiency targets are achievable.

23. Prior to occupation, details of energy efficient design and consideration of on-site equipment, to demonstrate at least a 20% reduction in carbon dioxide emissions from on-site renewable energy generation, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the development.

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

24. Teaching sessions or other organised events shall not be held within the outdoor amphitheatre area before 0800 or after 1800 hours Monday to Friday or before 0900 or after 1400 hours on Saturday and not at all on Sundays or Bank Holidays, unless approved writing by the Local Planning Authority.

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

25. The use of amplified sound equipment within the amphitheatre area shall not be permitted unless agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the proposal does not prejudice the

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enjoyment of neighbouring occupiers of their properties.

26. Details of design, specification and operation of the proposed LED Media Screen require to be submitted to and approved in writing by the LPA prior to the installation and operation of this feature.

Reason: To protect the character and setting of the Conservation Area and to avoid detrimental impact on residential amenity.

27. An Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Reason: To maximise the ecological and biodiversity opportunities onsite.

28. Details of boundary fencing, external lighting and landscaping adjacent to the railway shall be submitted to and approved by LBH (in conjunction with Network Rail's Territory Outside Parties Engineer), prior to commencement of development.

Reason: To ensure the integrity and health and safety of the adjacent railway is not compromised.

29. All existing advertisement hoardings on the site shall be removed prior to occupation of the school building.

Reason: In order that the appearance of the site, upon redevelopment, shall make a positive contribution to the street scene and to the appearance of the locality.

INFORMATIVE: Thames Water recommends 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: A Training and Employment Strategy must be prepared and submitted to LBH for approval prior to commencement of development.

Reason: To ensure a plan of action is prepared for Local Community training and employment benefits from the development.

INFORMATIVE: Pursuant to condition no. 28, Network Rail require details of the proposed access road adjacent to the railway, the collection and diversion of surface and foul water, the Development Method Statement (including fail safe procedures) and details of excavations and earthworks adjacent to the railway, to be submitted to Network Rail for approval, prior to commencement of development.

INFORMATIVE: Pursuant to Conditions 3 and 6 above, the Council would wish to see a revised design for the 'Green Wall' on the west and

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north elevations of the building, to incorporate some planting boxes or troughs at higher levels along the walls of the western and northern elevations, in order to improve coverage of the walls by climbing plants.

INFORMATIVE: As part of Condition 11 above, details of a nominated Site Manager together with phone number for that person, shall be provided within the Construction Management Plan.

INFORMATIVE: Further to Condition 20 above, the Council would wish to see that junction improvements at the main vehicular access to the site from Station Road, do not include a traffic signal controlled junction but rather a modification of the existing roundabout junction.

INFORMATIVE: Further to Condition 3 above regarding materials, the Council would urge the construction of the development to incorporate locally-sourced materials wherever possible; and the Council would wish to see use of a London Stock brick which would blend in with the locality on those parts of the elevations shown to be in brickwork.

INFORMATIVE: Pursuant to Condition 5 above, the Council would wish to see semi-mature trees planted where possible.

REASONS FOR APPROVAL

The proposed development is considered consistent with Site Specific Policy 4, Policies AC1 'The Heartlands / Wood Green', EMP1 'Defined Employment Areas - Regeneration Areas' and CW1 'New Community / Health Facilities' of the Haringey Unitary Development Plan (2006), and is considered consistent with Haringey Heartlands Development Framework (2005). It is considered the proposed development shall create visual interest and shall be a landmark building within Haringey Heartlands, in line with the objectives of Haringey Heartlands Development Framework (2005) and as such, is also considered acceptable in relation to Policy UD4 'Quality Design' of the Haringey Unitary Development Plan (2006). It is considered, on balance, the provision of the facility, with the proposed mitigation measures and conditions, outweighs the impact on the Ecological Corridor (Policy OS6 'Ecologically Valuable Sites and their Corridors') and the Conservation Area (Policy CSV1 'Development in Conservation Areas'), as identified within Haringey Unitary Development Plan (2006).

It is considered sufficient mitigation measures and conditions have been proposed as part of the development, in relation to impact on residential amenity and proposed tree loss. As such the application is considered consistent with Policies UD3 'General Principles', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution' and OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006). It is considered there shall not be a detrimental impact on the public and private transport networks. As such the proposed development is considered consistent with Policies M2 'Public Transport Network', M3 'New Development Location and

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	<p>Accessibility' and M10 'Parking for Development' of the Haringey UDP (2006). It is considered there shall be no detrimental impact on Strategic Views from Alexandra Palace and as such, the proposed development is considered acceptable in terms of Policy UD5 'Strategic Views' of the Haringey UDP (2006).</p> <p>Section 106: No</p>	
<p>PC291.</p>	<p>HORNSEY SCHOOL FOR GIRLS, INDERWICK ROAD N8</p> <p>This item was deferred to the next meeting.</p>	
<p>PC292.</p>	<p>ST ALOYSIUS PLAYING FIELD, HURST AVENUE N8</p> <p>The Officer informed the Committee that the subject site consisted of grassed recreational land adjacent to Coolhurst Lawn Tennis Club. The site lay in the south-eastern corner of St Aloysius College Sport Field. The site was designated as Significant Local Open Land (SLOL) and is in the Crouch End Conservation Area.</p> <p>The proposed courts were for sporting use and were considered to be ancillary to SLOL's current use as a sports field. The proposal courts were small in scale, occupying approximately 3% of its area. The proposed would bring hard surfacing , floodlights and fencing to the SLOL. It was further considered that these would not detract from its open nature and character.</p> <p>The courts and floodlighting would expand the existing tennis facilities and accommodate more players, including juniors from local schools, thereby making such facilities available to the wider community. It was also considered that the light from the proposed floodlight columns would fall to a maximum of 20 metres away from the courts.</p> <p>The proposed pathway in Hurst Avenue would not allow access to the courts and is separated by a high fence, with a locked self-closing gate which would not be available for use after 20:00pm. There would not be any significant traffic that would have a noticeable adverse impact on the adjoining road, or a significant negative impact on public or private transport networks, including highways or traffic conditions. The applicant had proposed 12 cycle spaces.</p> <p>A local resident addressed the Committee and objected on the grounds that the report had not taken into account the objections raised. There was only one local resident in support of the application whose residence backed onto the site. In relation to the floodlighting it was proposed to operate until 10:00pm. The objector requested the Committee to limit the hours of operation to 8:30pm as the lighting would be intrusive.</p>	

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The applicant addressed the Committee and advised that the proposal would provide a proper and fit use for a playing field. The detailed report had been prepared and looked at by professionals. The Police had confirmed to the Council that the fence and footpath would increase and not decrease security. The relationship between Coolhurst and St Aloysius was shared and it was proposed to jointly develop the tennis courts. The courts would be made available to other schools in the area.

The Committee questioned whether it was possible to have tree planting along the field site of the Courts and the height of the floodlights. In response the Committee was advised that tree planting was included in condition 4 and that the height of the floodlights was 10 metres from garden level and the total height would be 14 metres. Members requested a condition that the nearest tennis court to residential properties would close at 8:30pm during Winter months until the screening was in place.

RESOLVED

That the application be granted subject to conditions and a further condition that the nearest tennis court to residential properties would close at 8:30pm during Winter months until the screening was in place.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1439
FOR PLANNING COMMITTEE DATED 10/11/2008

Location: St Aloysius Playing Field, Hurst Avenue N8

Proposal: Construction of three floodlit porous macadam tennis courts and associated access pathways (additional information supplied in support of application including suggested planning conditions).

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 2008-021-001, 2008-021-002, 2008-021-003, 2008-021-004, 2008-021-105, 2008-021-106 & 2008-021-007.

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.

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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 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.

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, 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 residential amenity of the area.

5. That a scheme for the screening of the courts shall be submitted to, and approved in writing by, the Local Planning Authority. Such agreed scheme is to be implemented before the use of the courts hereby approved commences.

Reason: In order to minimise light nuisance to neighbouring properties.

6. The lights on the southernmost court shall not be used past 2030 between 01 November and 01 May each year, for a period of four years.

Reason: In order to protect nearby residents from light nuisance until there is adequate natural screening between the lights and neighbouring residential properties.

7. The courts hereby approved shall be operated on a "last on, first off" basis, so that, during times when floodlights are required, the courts shall only be used when the existing floodlit courts are not available.

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	<p>Reason: In order to minimise light nuisance to neighbouring properties.</p> <p>8. Notwithstanding the description of lighting in the application, no development shall be commenced until precise details of the lighting to be used in connection with the access pathway hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.</p> <p>Reason: To ensure that the lighting scheme for the pathway will not cause a light nuisance to adjoining residents.</p> <p>9. That the southern most court adjacent to the rear gardens of the properties in Avenue Road shall not be used after 8.30pm until the next day during the winter months until the extra planting and tree screening is in place.</p> <p>Reason: In order to protect the amenities of the adjoining nearby residents.</p> <p>REASONS FOR APPROVAL</p> <p>Subject to appropriate conditions, the proposed floodlights and path lighting are considered to cause no harm to residential amenity through light intrusion. The noise generated from the 3 courts will not be significantly different in nature or degree to existing noise levels. The development will be secure and pose no security risks to neighbouring properties and will generate no significant increase in traffic or parking on adjoining roads. The additional court capacity and improved access will be of substantial benefit to the local community by accommodating a greater range of users. The proposal is therefore considered to be in compliance with Planning Policy Guidance 17 'Sport and Recreation', and 'Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', ENV7 'Air, Water and Light Pollution' and OS3 'Significant Local Open Land (SLOL)' of the Unitary Development Plan 2006.</p> <p>Section 106: No</p>	
<p>PC293.</p>	<p>185A PARK ROAD N8</p> <p>This item was deferred to the next meeting.</p>	
<p>PC294.</p>	<p>ALEXANDRA PARK SCHOOL, BIDWELL GARDENS N11</p> <p>This item was deferred to the next meeting.</p>	
<p>PC295.</p>	<p>375, 377, 379 HIGH ROAD N17</p> <p>This item was deferred to the next meeting.</p>	
<p>PC296.</p>	<p>FORMER MIDDLESEX UNIVERSITY, WHITE HART LANE N17</p> <p>This item was deferred to the next meeting.</p>	

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PC297.	NEW ITEMS OF URGENT BUSINESS There were no new items of urgent business.	
PC298.	DATE OF NEXT MEETING Special Planning Committee ~ Monday 17 November 2008 The meeting concluded 10:15pm.	

COUNCILLOR SHEILA PEACOCK
Chair