

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 DECEMBER 2008**

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

* Denotes Members Present

Also Present: Councillors Allison and Bevan

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC316.	<p>APOLOGIES</p> <p>There were no apologies for absence.</p>	
PC317.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC318.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC319.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PC320.	<p>MINUTES</p> <p>PC305</p> <p>The Committee was advised that before the resolution it should state that Cllr Dodd moved a motion to move to the vote. The Chair put the motion to the Committee. On a vote their being 5 in favour and 4 against the Committee agreed to move to the vote.</p> <p>The Committee was asked to agree the minutes of the Planning Committee on 10 November 2008 and the Special Planning Committee held on the 17 November 2008 subject to the above amendment.</p> <p>RESOLVED:</p> <p>That the minutes of the Planning Committee on 10 November 2008 and the Special Planning Committee held on the 17 November 2008 be agreed subject to the above amendment and signed.</p>	
PC321.	<p>APPEAL DECISIONS</p> <p>The Committee was asked to note the outcome of 19 appeal decisions determined by the Department for Communities and</p>	

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	<p>Local Government during October 2008 of which 5 (26%) were allowed, 13 (68%) were dismissed and 1 (6%) was a split decision allowed in part.</p> <p>The Committee was particularly asked to note that the application, Land between 27-29 Aylmer Road N2 had a lot of local interest however, the appeal had been dismissed. In relation to the appeal allowed for 48 Grand Parade, Green Lanes, N4 it was recognised costs awarded against the Authority were less than envisaged. The appeal for Hornsey Central Hospital, Park Road, N8 was dismissed as stated by the Planning Authority that the scheme was over dense on the site. The appeal for 308 West Green Road, N15 was allowed as the inspector felt that the application was satisfactory in relation to nearby properties.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
<p>PC322.</p>	<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 between 13 October 2008 and 16 November 2008.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
<p>PC323.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning enforcement since the 10th November 2008 Planning Committee meeting.</p> <p>The Committee noted that performance for October and the year to date was above both the Government and Haringey target for major applications at 100% and 94% respectively. Performance for minor applications although above government target was slightly below the Haringey target at 81% for the October and year to date position. The Committee noted that the October granted/refusal rate for decisions had remained in line with the year to date position at 68%.</p> <p>The Committee were advised by Marc Dorfman, Assistant Director, of a planned consultation to be undertaken as part of a review of performance indicators and a pilot exercise in conjunction with central Government regarding the assessment of appropriate indicators to be used.</p>	

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	<p>RESOLVED:</p> <p>That the report be noted.</p>	
<p>PC324.</p>	<p>PLANNING PERFORMANCE AGREEMENT CHARTER</p> <p>The Committee received a report detailing the responses received from the consultation on the proposed introduction of a Planning Performance Agreement Charter (PPA) and sought approval for formal adoption of the Charter to provide an organisational framework for the PPA approach.</p> <p>The Committee were advised that probity was a key issue of planning applications and the probity of PPAs had emerged during the pilot project, with PPA Charters seeking to provide clarity and transparency to the PPA process in addition to setting out structural responsibilities, community engagement statements and details of member involvement.</p> <p>The Committee noted responses from the stakeholder consultation exercise and the recommendation under the Killian Pretty Review Report which encouraged the use of PPAs and the establishment of Codes of Good Practice for the development of Charters.</p> <p>RESOLVED:</p> <p>That the Planning Performance Agreement Charter be adopted as set out in Appendix 1 of the report.</p>	
<p>PC325.</p>	<p>FURNIVAL HOUSE, 50 CHOLMELEY PARK N6 ~ LISTED BUILDING CONSENT</p> <p>The planning officer presented the report and advised the Committee that this application had been before the Committee at its meeting on 25 September 2008, however there was now an additional consideration in that the building was listed on 8 November 2008. The proposed scheme had not changed since the application was agreed at the Planning Committee meeting on 25 September 2008.</p> <p>The officer further outlined that English Heritage had been in direct contact with the architects who had agreed small amendments to the proposal, however the application scheme was not fundamentally changed.</p> <p>A local resident addressed the Committee and informed that he lived adjacent to the site. His overriding concern in relation to the application was the basement excavation. At no time had the developers provided a detailed report on the excavation and there was concern regarding the effect on neighbouring properties. It</p>	

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was felt that it was not sufficient that a method statement should be provided prior to the commencement of the work. The Committee was requested to add an extra condition that the application submit a plan on how the work would be managed on the site.

Cllr Allison addressed the Committee on behalf of the Ward Councillors and stated that the building was outstanding. The Committee was requested to insist on affordable housing on the site. The developers had offered £1.3m to provide affordable housing elsewhere in the borough, however affordable housing was needed in the west of Haringey. The Committee was urged to reject the plans.

Cllr Bevan addressed the Committee as the Cabinet Member for Housing and informed that the housing service had concerns in respect of the application in relation to the sum being provided by the applicant towards affordable housing. The Housing service had advised that they would have no objection if the application were rejected.

The Assistant Director of Planning, reminded the Committee that the report before them was to consider the issue of the listing and not to decide upon points raised at the last meeting.

The Applicant responded to the Committee by outlining the progress of the application. The scheme was approved in September 2008, following this the building was listed as a grade 2 building. The site was visited by English Heritage who identified principle areas that were worth keeping; outside the building, the entrance hall, back ground floor level and the reasonably fine ceilings. The four roof lights were to be retained, side flank windows were to be retained and had changed the internal layout so could open up more of the ceilings.

The Committee viewed the plans.

The Committee requested that the condition for a project manager on the site be strengthened and included in the method statement. In response to this request the officer advised that the method statement already included this condition.

The Chair moved a motion to grant the application subject to Government Office for London (GOL). Cllr Wilson and Hare requested their abstentions be noted.

RESOLVED

That Listed Building Consent be granted subject to the direction of Government Office for London.

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<p>PC326.</p>	<p>FURNIVAL HOUSE, 50 CHOLMELEY PARK N6</p> <p>The Committee was asked to consider the changes made to the previously approved proposals and resolve to grant planning permission on the basis of the revised drawings in the context of the listing of the building and the special interest of the building subject to the direction of GOL and the conditions set out in the previous report.</p> <p>RESOLVED</p> <p>That the planning application be granted permission subject to conditions and to the Direction from GOL. Cllr Hare and Wilson requested their abstentions be noted.</p> <p>The Chair varied the agenda to take item 17 next.</p>	
<p>PC327.</p>	<p>EDGE COT GROVE N15</p> <p>The Officer informed the Committee that the application sought permission for the redevelopment of existing parking areas in the eastern corner of the Edgecot Grove Estate. The Estate consisted of four blocks of flats arranged in a square forming a central courtyard area. A fifth block is located to the south towards Culvert Road.</p> <p>The proposed scheme would provide a recreation facility which would meet a local need and benefit Edgecot Grove residents. It was securely designed and made a positive contribution to the visual amenity of Braemar Road. It was further considered that the loss of the tree and landscaped area was adequately compensated for and that the new landscaping to Braemar Road would result in a greater green presence on the street scene.</p> <p>The proposed application would not generate additional traffic or significant parking demand and was in a location which minimised the impact of noise and potential for light spillage. It was also considered that the scheme would not harm the residential amenities of nearby properties through noise disturbance.</p> <p>Confirmation was given that the impact of the loss of 14 parking spaces proposed had been assessed and the area considered to be not one of high parking pressure, in addition to being within walking distance of public transport.</p> <p>The Committee then viewed the plans.</p> <p>Members requested an additional condition that the tree to be removed should be replaced and landscaping be provided along the frontage.</p>	

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The Chair moved a motion to grant the application subject to conditions and the additional condition that the tree removed be replaced and landscaping provided along the frontage.

RESOLVED:

That the application be granted subject to conditions and the additional above conditions that the tree to be removed be replaced and landscaping provided along the frontage.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1979
FOR PLANNING COMMITTEE DATED 08/12/2008

Location: Edgecot Grove, N15

Proposal: Development of new multi use games area, boundary railways, planting comprising of 4 meter high weld mesh fencing, basket ball and football units

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 0824/LL/103 Rev A, 0824/LL/104, 0824/LL/105 & 0824/LSe/401.

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 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 description of flood lighting in the application, no development shall be commenced until precise details of

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the flood lighting to be used in connection with development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: To ensure that the lighting scheme will not cause a light nuisance to adjoining residents.

5. The courts shall not be used between the hours of 2130 and 0800 the following day. The gates to the court shall remain locked during this period.

Reason: In order to protect nearby residents from noise disturbance.

6. That the applicant submits a scheme for the construction of a 2 metres-wide footway running along the western and northern perimeter of the site, delineated by appropriate paving materials and/or bollards to separate the pedestrians from the manoeuvring vehicles along the site's access and parking area.

Reason: To minimise conflict between pedestrians and vehicles along the site's access.

7. That the applicant submits a scheme for the re-organisation of the existing car park, which shall include the relocation of the disabled parking and some of the 14 car parking spaces anticipated to be lost

Reason: To minimise the car parking impact of this development at this location.

8. That the applicant reinstates and upgrades the footway section abutting the eastern side of the play area on Braemar Road, including the area surrounding the redundant vehicle crossover.

Reason: To improve the conditions for pedestrians at this location.

9. The trunks of those trees to be retained shall be protected by two layers of chestnut paling or hessian sacking.

Reason: In order to ensure the safety of tree trunks during constructional works.

10. That details of a landscaping scheme for the areas surrounding the proposed multi- use games area, including details of a replacement tree for the one to be renewed together with planting of additional new trees and low cost maintenance planting shall be submitted to and approved by the Local Planning Authority. Such agreed detailed scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory setting for the proposed development and to protect and improve the visual amenity of the locality.

INFORMATIVE: The proposed development requires a redundant crossover to be removed and the affected footway section reinstated and upgraded. The necessary works will be carried out by the Council at the

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	<p>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 the works to be carried out.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed scheme is in a location which minimises the impact of noise and the potential for light spillage. It is securely designed and makes a positive contribution to the visual amenity of Braemar Road. Subject to conditions, it would not generate additional traffic or significant parking demand. The scheme will provide a recreation facility which will meet a local need and to the benefit Edgecot Grove residents. The proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', ENV7 'Air, Water and Light Pollution' and CW1 'New Community / Health Facilities' of the Unitary Development Plan 2006.</p> <p>Section 106: No</p>	
<p>PC328.</p>	<p>ALBERT ROAD RECREATION GROUND, ALBERT ROAD N22</p> <p>The proposal involved the redevelopment of a site at Albert Road Recreation Ground currently consisting of two tennis courts, a playground, recreation ground and bowling green. The planning application concerned the re-orientation and extension of six existing tennis courts and two existing basketball courts to provide six full size tennis courts, four mini courts and two basketball courts. Each of the courts would be floodlit necessitating the installation of 52 floodlights on 31 columns.</p> <p>A local resident addressed the Committee to object to the application on the grounds that neither the application nor the supporting documents considered the impact of proposals on wildlife in the area. In addition, concerns were raised regarding the potential for nuisance from floodlights although the objector acknowledged he had been unaware of the change of hours of operation from 10pm to 9pm. In response, confirmation was given that although the footprint of the courts would change, the impact on ecology would be minimal as there currently existed street lights.</p> <p>The Committee heard representations from a local resident in support of the application who welcomed the refurbishment of the courts as part of the natural progression of achievement already made with the park, culminating in the award of green flag status. The injection of investment into the park included the pavilion and café which had become a focal point of community involvement and the Committee were strongly urged to grant the application.</p> <p>The applicant informed the Committee that the site would bring in money for Haringey and that the park played an important role in</p>	

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encouraging the uptake of sport. In addition, activity in the park would tail off in winter and this was the reason for the floodlights.

The Committee requested that the applicant liaise with the Nature Conservation Officer regarding the joining of surfaces and landscaping.

The Chair moved a motion to agree the recommendation in the report to grant planning permission.

RESOLVED:

That the application be granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1893
FOR PLANNING COMMITTEE DATED 08/12/2008

Location: Albert Road Recreation Ground, Albert Road N22

Proposal: Redevelopment of site comprising of the re-orientation, extension of six existing tennis courts, two existing basket ball courts to form six full size tennis courts, four mini tennis courts and two basketball courts and the installation of 52 floodlights on 31 columns.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 2003-060-001, 002, 003, 004, 006, 007, 008, 009, 010 & 011.

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 floodlighting hereby given approval shall be switched off no later than 9pm on any day.

Reason: In order to protect the privacy and amenities of the local residents.

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	<p>4. Details of a landscaping scheme on the embankment on the North side of the tennis courts shall be submitted to and approved by the Local Planning Authority, and planted before the commencement of use of the floodlit courts hereby approved. Reason: In order to protect the privacy and amenities of the local residents.</p> <p>5. No development shall take place until a walk-over survey to establish the presence of protected species in the immediate vicinity of the site is carried out and approved in writing by the Planning Authority. Thereafter any necessary mitigation measures shall be implemented to the satisfaction of the Local Planning Authority. Reason: To safeguard the ecology of the park and to protect species in line with UK and European Law.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal should be approved on the grounds that the new tennis and basketball courts are of similar size and in the same location as the existing. The associated floodlighting will be switched off at an appropriate time of night and not necessarily all of the time, therefore giving local residents respite. The proposed courts and illumination are a useful facility that will support the function of the existing recreation grounds therefore compliant with Policies UD3 'General Principles', CLT1 'Provision of New Facilities' and CW1 'New Community / Health Facilities' of the Haringey Unitary Development Plan.</p> <p>Section 106: No.</p>	
<p>PC329.</p>	<p>LAND REAR OF 27 - 47 CECILE PARK N8</p> <p>The Planning Officer advised the Committee of two amendments in respect of the application before them:</p> <ol style="list-style-type: none"> 1. Paragraph 4, page 158 to be amended to read '<i>Part of one of the dwellings would not be visible along the access road from Cecile Park</i>'. 2. Paragraph 5, page 158 to be amended to read '<i>The proposed development is therefore not considered to be consistent with Policy CSV 1 'Development in Conservation Areas</i>'. <p>The Committee was informed that 40 lock-up garages currently occupied the site along the southern boundary of the site. The site was situated within the Crouch End Conservation Area and vehicle access was gained between numbers 37 – 39 Cecile Park.</p> <p>The current application followed the refusal of previous similar planning applications for the development of the site as well as</p>	

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four dismissal appeals. The current application was similar in design and layout to the 2004 scheme with detached buildings proposed. Part of one of the dwellings would be visible along the access road from Cecile Park and as such it was considered that the development would not detract from the character and appearance of the buildings fronting Cecile Park, which provided a visual focus for this part of the Crouch End Conservation Area.

The proposed buildings would have a low profile mansard style floor set in at the front and rear of the buildings with a height of 5.9 metres at the eaves. The proposed side walls of the dwellings would be constructed of brick. One less dwelling was now proposed from the previous scheme to enable all the dwellings to be set off from the boundaries of the site. The plans detailed a large amount of landscaping along the property boundaries. Fencing was to be erected around the boundary and a number of large trees planted to screen the development.

The Council's Arboriculturist had commented and concluded that through the use of appropriate conditions the development could be constructed without any detrimental effects on existing trees in adjacent gardens.

An on-street parking demand survey was carried out in November 2007, by an independent company. The survey found that more vehicles parked in the area than there were spaces available. The result of the survey clearly indicated that severe parking pressures do exist in the areas surrounding the application site. A second survey looked at the potential demand for lock up garages in the area. This survey was carried out in March/April 2008, the results showed over 80% of respondents owned at least one car and the vast majority were parked on the street. The overwhelming majority 79.5% responded that they would like to rent or buy a garage on the application site if one was available. The results of both surveys demonstrated clearly that the local area suffered from parking stress and if garages were available the majority of local people would rent or buy one. It was further noted that the application site fell within the Crouch End restricted conversion area.

The application site was 0.17 hectares in area including the access road and the proposed development would have a total of 26 habitable rooms. The density of the proposed development was 153 hrh. Given that the application related to a backland site situated within the Crouch End Conservation Area the density was considered appropriate however, a higher density was unlikely to be compatible with the existing pattern of the development in the area. The detached layout and spacing of the dwellings along the width of the site would avoid issues of overlooking and loss of privacy between the dwellings.

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The Committee was asked to consider refusal of the application for the following reasons:

- The loss of the lock up garages would result in the loss of valuable parking facilities in a congested area which would result in increased demand for on-street parking.
- Prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway as a contrary to Policy UD3(c).
- Adversely affect the character and appearance of the Crouch End Conservation Area contrary to Policy CSV1 of the UDP 2006.

The Chair moved a motion to agree the recommendation in the report to refuse planning permission. Motion carried, with the dissent of Cllr Dodds noted.

RESOLVED:

That planning permission be refused.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1020
FOR PLANNING COMMITTEE DATED 08/12/2008

Location: Land rear of 27 - 47 Cecile Park N8

Proposal: Demolition of existing 39 garages and erection of 5 x 2/3 storey three bedroom houses with associated landscaping and 10 no. car parking spaces.

Recommendation: Refuse permission

Decision: Refuse permission

Drawing No's: PL01, PL02, PL03, PL04 & PL05.

Reason:

1. The loss of the lock up garages would result in the loss of valuable parking facilities in a congested area which would result in increased demand for on-street parking thereby,

i) prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway as a contrary to Policy UD3(c) 'General Principles', and

ii) adversely affect the character and appearance of the Crouch End Conservation Area contrary to Policy CSV1 'Development in Conservation Areas' of the Unitary Development Plan 2006.

Section 106: No

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<p>PC330.</p>	<p>LAND REAR OF 27 - 47 CECILE PARK N8 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was requested to consider Conservation Area Consent for the demolition of existing 39 garages and erection of 5 x 2/3 storey three bedroom houses with associated landscaping and 10 car parking spaces to the land rear of 27-47 Cecile Park N8.</p> <p>The Chair moved a motion to agree the recommendation in the report to refuse Conservation Area Consent. The motion was carried, with the dissent of Cllr Dodds noted.</p> <p>RESOLVED:</p> <p>The Committee agreed to refuse Conservation Area Consent as planning permission for the application outlined in PC329 above was refused.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/1021 FOR PLANNING COMMITTEE DATED 08/12/2008</p> <p>Location: Land rear of 27 - 47 Cecile Park N8</p> <p>Proposal: Conservation Area Consent for demolition of existing 39 garages and erection of 5 x 2/3 storey three bedroom houses with associated landscaping and 10 no. car parking spaces</p> <p>Recommendation: Refuse consent</p> <p>Decision: Refuse consent</p> <p>Drawing No's: PL01, PL02, PL03, PL04 & PL05.</p> <p>Reason:</p> <p>1. The proposed demolition of the garages would be premature in that the Local Planning Authority has not received an application and / or granted planning permission for a suitable replacement development. Premature demolition would not be in the interests of preserving the character and appearance of the Crouch End Conservation Area contrary to Policy CSV7 'Demolition in Conservation Areas' of the Unitary Development Plan 2006.</p> <p>Section 106: No.</p>	

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<p>PC331.</p>	<p>LAND AT THE BACK OF MUSWELL HILL LIBRARY, AVENUE MEWS N10</p> <p>The proposal involved the erection of 4 x 2 bedroom apartments, with four car parking spaces, bicycle parking and refuse storage to the rear of Muswell Hill library currently used as a visitors car park for the library. Income from the former car park would assist in works to the Grade II listed library building.</p> <p>The Chair informed the Committee that there were no objectors to the application therefore, the Committee was asked to view the site plans.</p> <p>The Committee requested clarification as to whether the hard standing area would be constructed of permeable material, as the area was located in a high risk flood zone. In addition, a consistent approach with regard to the use of permeable surfaces for new developments needed to be observed. The Officer undertook to review this approach that conditions attached to applications that were for consideration by the Committee were consistently applied.</p> <p>RESOLVED:</p> <p>That planning permission be granted subject to conditions.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/1777 FOR PLANNING COMMITTEE DATED 08/12/2008</p> <p>Location: Land at the back of Muswell Hill Library, Avenue Mews, N10</p> <p>Proposal: Erection of 4 x 2 bedroom apartments, with four car spaces, bicycle parking and refuse storage.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Grant subject to conditions</p> <p>Drawing No's: 00_01, 00_02, 00_03, 00_04, 10_01, 10_02, 30_01, 30_02, 30_03, 40_01 & 40_02 (all amended dated 31/10/08).</p> <p>Conditions:</p> <p>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.</p> <p>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.</p>	
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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. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. That the accommodation for car parking be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

6. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

7. The proposed 1st and 2nd pane of the first floor window on the side elevation facing towards 1 Queens Avenue shall be glazed with opaque glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers at 1 Queens Avenue.

8. Four cycle racks shall be provided within the site.

Reason: To encourage cycling both as a means of transport and as a recreational activity.

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	<p>9. Notwithstanding any indication given in the application, the parking area shall be surfaced in a permeable surface to be agreed in writing by the Local Planning Authority. Reason: To provide a permeable surface for better surface water drainage.</p> <p>10. No site works or works on this development shall be commenced before temporary protective fencing has been erected around an existing mature tree along the boundary with No 1 Queens Avenue. This fencing shall remain in position until after the development works are completed and no material or soil shall be stored within the fenced area. Reason: To safeguard the health of this existing tree which represent an important amenity feature.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal for the erection of 4 x 2 bedroom apartments, comprising of four car spaces, bicycle parking and refuse storage is considered acceptable for the following reasons; Income from the former car park would assist in works to the Grade ii Listed library building. The principle of residential will not undermine the commercial premises in the area, in terms of scale, massing and materials the proposal will enhance the conservation area and not cause any harm to the adjacent listed building. The proposed flats meet the minimum size guideline and layout set out in SPG 3a. After further revisions the impact on neighbouring properties especially at 1 Queens Avenue would be very minimal and 4 car parking space with the scheme is considered appropriate.</p> <p>As such the proposal is considered to be consistent with Policies UD4 'Quality Design', UD3 'General Principles', G10 'Conservation', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV5 'Alterations and Extensions in Conservation Areas' and M10 'Parking for Development' of the Haringey Unitary Development Plan and the Councils SPG1a 'Design Guidance and Design Statements', 'Housing' Supplementary Planning Document (Oct) 2008, SPG8b Material and SPG2 'Conservation and Archaeology', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG7a 'Parking Standards' and SPG 1a 'Design Guidance'. As such this application is recommended for approval.</p> <p>Section 106: No.</p>	
<p>PC332.</p>	<p>BRANTWOOD AUTOS, BRANTWOOD ROAD N17</p> <p>The Committee were advised that the application related to the demolition of existing office / warehouse buildings adjoined to Brantwood Autos Car Breakers, a long established car breakers yard. An application had been submitted for the erection of a new canopy building and boundary fence to create a working area for the dismantling of vehicles/de-pollution facility and a new</p>	

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customer car park. The application site fell within a 'Defined Employment Area'.

The Chair informed the Committee that there were no objectors to this application and therefore the Committee was requested to view the plans.

RESOLVED:

That the application be granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1344
FOR PLANNING COMMITTEE DATED 08/12/2008

Location: Brantwood Autos, Brantwood Road N17

Proposal: Demolition of existing office / warehouse building (B8 use) and erection of a new canopy building and boundary fence to create a working area for the dismantling of vehicles / de-pollution facility (B2 use) and a new customer car park.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 5951-03 rev D & 04 rev C.

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. Notwithstanding the details shown on plan no's 5951-04C and 5951-03D the proposal shall include a strip of landscaping/ planting immediately inside the perimeter fence fronting onto Willoughby Lane .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.

Reason: In order to ensure the satisfactory appearance of the street scene.

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4. The construction of the surface water and foul drainage system shall be carried out in accordance with details to and approved by the Planning Authority before the development commences

Reason: To prevent pollution of the water environment.

5. The construction of storage facilities for oils, fuels, or chemicals shall be carried out in accordance with details submitted to and approved in writing to the Local Planning Authority before development is commenced.

Reason: To prevent pollution of the water environment.

6. All work associated with the landscaping shall be carried out before the end of the first planting and seeding season following completion of the development. Any trees which within a period of 5 years of its planting either dies, becomes seriously diseased, damaged or removed shall be replaced in the next planting season with another of similar size.

Reason: To ensure a satisfactory appearance to the development.

7. The car parking spaces shown on the approved drawing (5951-03 Rev D) shall be provided prior to the commencement of the use of the site as a working area for the dismantling of vehicles/ de-pollution facility and shall not be used other than the parking of employee and customer vehicles in connection with the development hereby permitted.

Reason: In the interests of road safety and the free flow of traffic.

8. Within 3 months of the completion of this development the site area denoted as Phase 2 shall cease to be used as a working area for the dismantling of vehicles and a de-pollution facility and shall be reinstated in accordance with details approved in writing by the Local Planning Authority.

Reason: To protect the amenities of the area.

9. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of nearby residential properties

INFORMATIVE: This consent shall be read in conjunction with the consent for the Brantwood Auto Breakers site, planning reference HGY/2005/0918; in particular Condition 4 of this permission regarding hours of operation.

INFORMATIVE: This permission is granted without prejudice to the necessity to obtaining consent under the Town & Country Planning (Control Of Advertisements) Regulations 1989.

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	<p>REASONS FOR APPROVAL</p> <p>The existing use on site is long established and provides important benefits in terms of recycling and reuse of end-of-life vehicles. Bearing in mind the existing pattern of activity/ operations on site, it is considered that the proposed change of use of this adjoining offices and warehouse/factory site and the changes to the layout of the use, which will result in some of the noisier dismantling operations on the site being moving to this new part of the site, the proposal will not have an additional adverse impact on the amenity of surrounding occupiers by reason of noise, smell or other nuisance. As such the proposal is considered to be in accordance with Policies UD4 'Quality Design', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV13 'Sustainable Waste Management', EMP3 'Defined Employment Areas' and EMP6 'Car Repairs, Workshops, Garages and Car Washes' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG11 'Car Repair Workshops and Garages'.</p> <p>Section 106: No</p> <p>The Chair agreed to vary the agenda to take agenda item 21 next.</p>	
<p>PC333.</p>	<p>ORANGE DAY NURSERY, 24 WILLOUGHBY ROAD N8</p> <p>The Planning Officer introduced the application for the renewal of planning permission for the continuation of permission to use the above named premises as a day nursery.</p> <p>The property was a large mid terrace two storey dwelling located directly opposite Ducketts Common and nearby to Turnpike Lane Tube Station. The site was currently in use as a Day Nursery with residential on the upper floors.</p> <p>There was existing off street parking space for carers to drop off and pick up children.</p> <p>The hours of operation would be between 8:00am and 6:00pm, Monday to Friday and a condition had been attached to the report to retain the number of children to 30, to minimise adverse impact on existing occupiers and the locality.</p> <p>Confirmation was given from the Council's Environmental Service that no recorded noise problems had resulted from the site and the Council's Children's Service continued to support the use of the property as a nursery.</p> <p>Initial planning permission was granted by the Planning Committee on 27 June 2005 and the nursery had now been operational for a year.</p> <p>The Chair moved a motion to agree the recommendations.</p>	

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RESOLVED:

That the application be granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1894
FOR PLANNING COMMITTEE DATED 08/12/2008

Location: Orange Day Nursery, 24 Willoughby Road N8

Proposal: Renewal of planning permission HGY/2006/1222 for the continuation of permission for use as a day nursery.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 02.05.01e, 02e, 03d, 04c, 05d & 06c.

Conditions:

1. Notwithstanding the figures for children numbers shown on the approved drawing no more than 30 children including babies under 12 months, shall occupy the premises at any one time.

Reason: In order to limit the total number of occupants in the interests of the amenity of current and future occupants in the premises and locality.

2. The use hereby permitted shall not be operated before 0800 or after 1800 hours on Mondays to Fridays and not at all on Saturdays and Sundays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

3. That the parking spaces shown on the frontage shall be provided prior to the commencement of the use and permanently retained to the satisfaction of the Local planning Authority and be kept free during operating hours, for vehicles to drop off and collect children and shall be permanently retained and used in connection with the use.

Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.

4. That the Day Nursery shall be implemented in strict accordance with the recommendations contained in the letter dated 26 October 2006 from Bhavna Patel.

Reason: In order to ensure a satisfactory standard of accommodation.

REASONS FOR APPROVAL

The day nursery use has been running for a year since first approved at

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	<p>Committee on 27 June 2005. There has been no recorded noise problems resulting from the use. The Council's Children's Service supports the use and the location is considered to be well suited. Transportation Group has commented that they have no objections on highway and transportation grounds. Accordingly the proposal is considered to be consistent with the following Policies CW1 'New Community / Health Facilities', UD3 'General Principles' and SPG 11b 'Buildings Suitable for Community Use' of the Haringey Unitary Development Plan.</p> <p>Section 106: No.</p>	
<p>PC334.</p>	<p>316 HIGH ROAD N15</p> <p>The Planning Officer informed the Committee that there were amendments in respect of the application before them:</p> <ol style="list-style-type: none"> 1. Extra drawing number P005 which was not in the report. 2. Comments from the Conversation Officer that the proposal would make an positive contribution to the locality. 3. The proposal included a roof extension to the existing building. 4. Comments to be raised in relation to conditions 5 and 9. <p>The Committee were advised that the site was located at 316 High Road on the East side of the High Road and was situated within Tottenham Green Conservation Area.</p> <p>The existing two storey building on site had a blue plaque on one of the ground floor brick piers to John Williams (Missionary and ship builder martyred at Erromanga South West Pacific, on 20 November 1839) that was originally put on by the London Missionary Society in 1949 and reinstalled on this building.</p> <p>It was considered that the height and scale of the proposed scheme conformed to existing buildings and would be in keeping with and make a positive contribution to the character and appearance of the conservation area. It was also considered that the proposed design and materials would enhance the immediate locality and townscape terms. The proposal sat well on the site and would complement the existing terrace and add to the character and appearance of Tottenham Green Conservation Area. It was further considered that the proposal was as such not contrary to the aims of Policies UD3 and UD4.</p> <p>A representative from the Tottenham CAAC addressed the Committee to object to the proposal due to concerns regarding the design of the proposed building and whether the development would enhance the conservation area. It was felt that the frontage and shop front design for the proposed building were unattractive and characterless and that further liaisons should be undertaken with the Council's Design and Conservation team. In addition,</p>	

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concerns were raised regarding the height of the proposed four storey building and where the blue plaque would be sited on the frontage.

The applicant addressed the Committee and stated he would answer any questions raised.

The Committee viewed the plans.

Members raised concern regarding the height of the proposed building and that it was higher than surrounding properties and interrupted the rhythm of the street.

The Chair moved a motion to grant planning permission subject to conditions. On a vote there being 1 in favour and 7 against, the motion was not carried for the following reason; that the height, design and grounding of the building in relation to surrounding shop fronts did not reflect the history of the area and the importance of the site within the Conservation Area.

RESOLVED:

That planning permission be refused.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1786
FOR PLANNING COMMITTEE DATED 08/12/2008

Location: 316 High Road N15

Proposal: Demolition of existing building and erection of a four storey building comprising two ground floor retail units (A1/A2) 2 x 1 bed flats, 3 x 2 bed flats and 1 x 3 bed flat.

Recommendation: Grant subject to conditions

Decision: Refuse permission

Drawing No's: P-002 Rev A, P-003 Rev A, P-004 & P-005.

Reason:

1. That the proposed building by reason of its length, appearance and design, (including the grounding of the building in relation to the shopfronts), would be out of keeping with the character and appearance of the locality which falls within the Tottenham Green Conservation Area contrary to Policies UD3 'General Principles', UD4 'Quality Design' and CSV1 'Development in Conservation Areas' of the Haringey Unitary Development Plan 2006.

Section 106: No

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<p>PC335.</p>	<p>316 HIGH ROAD N15 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was requested to consider Conservation Area Consent for the demolition of an existing building and erection of a four storey building comprising two ground floor retail units (A1/A2), 2 x 1 bed flats, 3 x 2 bed flats and 1 x 3 bed flat.</p> <p>RESOLVED:</p> <p>The Committee agreed to refuse Conservation Area Consent as planning permission for the application outlined in PC334 above was refused.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/1787 FOR PLANNING COMMITTEE DATED 08/12/2008</p> <p>Location: 316 High Road N15</p> <p>Proposal: Conservation Area Consent for demolition of existing building and erection of part three / part four storey building comprising two ground floor retail units (A1/A2), 2 x 1 bed flats, 3 x 2 bed flats and 1x 3 bed flat.</p> <p>Recommendation: Grant consent subject to conditions</p> <p>Decision: Refuse consent</p> <p>Drawing No's: P-002 Rev A, P-003 Rev A, P-004 & P-005.</p> <p>Reason:</p> <p>1. The proposed demolition of the garages would be premature in that the Local Planning Authority has not received an application and / or granted planning permission for a suitable replacement development. Premature demolition would not be in the interests of preserving the character and appearance of the Tottenham Green Conservation Area contrary to Policy CSV7 'Demolition in Conservation Areas' of the Unitary Development Plan 2006.</p> <p>Section 106: No</p>	
<p>PC336.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC337.</p>	<p>DATE OF NEXT MEETING</p> <p>Tuesday 13 January 2009 at 7:00pm.</p>	

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	The meeting concluded at 10:05pm.	
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**Councillor Sheila Peacock
Chair**