

**MINUTES OF THE SPECIAL PLANNING COMMITTEE  
TUESDAY, 10 FEBRUARY 2009**

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

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
PC376.	<p><b>APOLOGIES</b></p> <p>Apologies for lateness were received from Cllrs Beacham, Hare and Wilson.</p>	
PC377.	<p><b>URGENT BUSINESS</b></p> <p>There were no items of urgent business.</p>	
PC378.	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no declarations of interest.</p>	
PC379.	<p><b>DEPUTATIONS/PETITIONS</b></p> <p>None received.</p>	
PC380.	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <p>That the minutes of the Planning Committee meetings held on 8 December 2008 and the 13 January 2009 be agreed and signed.</p>	
PC381.	<p><b>APPEAL DECISIONS</b></p> <p>The Committee was asked to note the outcome of 6 appeal decisions determined by the Department for Communities and Local Government during December 2008 of 1 (17%) was allowed and 5 (83%) were dismissed.</p> <p>The Committee was particularly asked to note that the appeal for Shaftesbury Hall, Herbert Road N11, the proposal was for a contemporary design and the Committee had refused the application. The Inspector had agreed with the Committee's view.</p> <p>In relation to the appeal for North Middlesex Cricket Club, the inspector had felt that the application was more of a restaurant than a sports club and the appeal was dismissed.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	

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<p><b>PC382.</b></p>	<p><b>DELEGATED DECISIONS</b></p> <p>The Committee was asked to note the decision made under delegated powers by the Heads of Development Control (North and South) and the Chair of the Planning Committee between 22 December 2008 and 11 January 2009.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	
<p><b>PC383.</b></p>	<p><b>PERFORMANCE STATISTICS</b></p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement since the 13 January 2009 Planning Committee meeting.</p> <p>The Officer advised the Committee that in relation to major applications 1 out of 2 (50%) were determined within the time period. Minor applications (65%) were determined within 8 weeks. Other applications (87%) were above the government target but below the Haringey target. In relation to the yearly performance:</p> <ul style="list-style-type: none"> <li>• 89% of major applications were determined (17 out of 19 cases)</li> <li>• 79% of minor applications were determined (306 out of 387cases)</li> <li>• 91% of other applications were determined (971 out of 1072 cases)</li> </ul> <p>The monthly performance for each of the categories was reflected in the graphs in the report. The yearly performance was still at 40% above the target figures however, this would be reviewed as stated at the last Committee meeting on 13 January 2009.</p> <p>In response to a query raised by Members the Committee was informed that the report detailed statistics supplied in relation to enforcement reflected the notices issued to two major projects, along with the statistics for normal enforcement action.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	
<p><b>PC384.</b></p>	<p><b>TREE PRESERVATION ORDERS</b></p> <p>The Officer advised the Committee that the Council's Arboriculturalist had reported that the tree was of amenity value, had good visibility from Ellington Road, appeared healthy for its age and its species contributed significantly to local bio-diversity.</p>	

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	<p><b>RESOLVED</b></p> <p>That the following Tree Preservation Order be confirmed against a tree located at:</p> <p style="padding-left: 40px;">1. Rear garden 18 Cranley Gardens N10.</p> <p>Cllr Beacham entered the meeting at 7:05pm.</p>	
<p><b>PC385.</b></p>	<p><b>PUPIL SUPPORT CENTRE, COMMERCE ROAD N22</b></p> <p>The Committee was advised that this was a BSF project number eleven out of twelve. The Young People’s Centre (YPC), formerly known as the Pupil Support Centre was a former primary school.</p> <p>The Officer presented the report to the Committee and advised that the current accommodation and facilities were inadequate and remodelling of the YPC was required to meet the specialised requirements of the children who attended the school. Based on this, the proposed extension and refurbishment were considered necessary. It was considered that the scale and massing of the proposed extension was acceptable. It was further considered appropriate to increase the site coverage and overall density of the building within the site. This would not have a detrimental impact on the surrounding visual amenity or the nearby Conservation Area.</p> <p>Cllr Hare entered the meeting at 7:10pm.</p> <p>The proposal would result in the loss of two small Cherry trees, not considered of significant value by the Arboriculturalist. The scheme included the provision of an enlarged car parking area and service entrance from a separate gate on Finsbury Road. The existing Centre had an active Travel Plan, which would be revised in line with the proposed development. Fifteen cycle parking racks would also be required as part of development.</p> <p>Cllr Demirci request that it be noted that the application was in his Ward.</p> <p>The Chair advised the Committee that Cllr Hare could not vote on this application as consideration of the item had commenced prior to him entering the proceedings.</p> <p>The Committee viewed the plans.</p> <p>Members raised concerns in relation to fencing and requested that this be of an acceptable colour. An informative was requested with regard to a drop off zone for parents to drop and collect pupils from the Finsbury Road entrance. A further</p>	

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informative was requested for permeable parking surfaces. Members were further advised that the number of cycle racks could be increased when the travel plan was revised and this was agreed to be included as an informative.

The Chair moved a motion to grant the application along with the three informatives, subject to conditions.

**RESOLVED**

That the application be granted subject to conditions and the three additional informatives.

INFORMATION RELATING TO APPLICATION REF:  
HGY/2008/2203  
FOR PLANNING COMMITTEE DATED 10/02/2009

Location: Pupil Support Centre, Commerce Road N22

Proposal: Extension, alterations and refurbishment to existing school building.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 1158.PSC.001 rev B, 002 rev B, 003 rev B, 004 rev A, 005 rev A; B501 rev 3, B502 rev 3, B600 rev 3, B601 rev 3, B602 rev 3, B603 rev 3; P001, P002, P003, P013 rev 4, P014 rev 4, P050, P051, P052 & P100.

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 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

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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;

a. "Samples Panels of all facing materials;"

b. 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. 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:

a. those existing trees to be retained.

b. those existing trees to be removed.

c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.

d. 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 visual amenity of the area.

6. An Arboricultural Implication Assessment, Tree Protection Plan and an Arboricultural Method Statement shall be prepared in accordance with BS5837:2005. This shall be submitted to and agreed in writing by the LPA, prior to commencement of development.

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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.

7. Robust protective fencing / ground protection shall be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturist, prior to any works commencing on site and remain in place until works are complete.

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. 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.

10. 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.

11. 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.

12. A revised and updated School Travel Plan shall be submitted to the LPA within three months of the occupation of the development hereby permitted, and approved in writing by the Local Planning Authority.

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.

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13. A total of 15 cycle spaces shall be implemented prior to occupation of the development hereby permitted.

Reason: To ensure appropriate cycle parking provision is available for the operation of the school, in the interests of sustainable transport objectives.

14. Prior to occupation of the development hereby permitted, a Community Use Plan shall be prepared and submitted to the Local Planning Authority, detailing the management strategy for the community uses of the development.

Reason: To ensure an appropriate strategy is in place for the operation of the community function of the school development, in the interests of the local residents.

15. Prior to occupation, details of energy efficient design and consideration of on-site equipment, to demonstrate at least a 10% 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

16. Teaching sessions or other organised events shall not be held within the outdoor Performance 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.

17. 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 enjoyment of neighbouring occupiers of their properties.

18. 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.

INFORMATIVE: Further to condition 3 above, the Council would wish to see the use of permeable surfacing materials in the construction of the new car park adjacent to Finsbury Road.

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	<p>INFORMATIVE: Further to Condition 12 above, the School Travel Plan shall include (a) provision of a Dropping-off area for Pupils within the car park adjacent to Finsbury Road, and (b) provision of additional cycle space storage for up to 30 cycles dependent on demand for cycle spaces once the school is in operation.</p> <p>REASONS FOR APPROVAL</p> <p>By virtue of proposed nature, scale and location of the proposed development, the principle of proposed educational facility is considered acceptable, taking into account the existing educational facility and the need for the extension and refurbishment. As such, the proposed development is considered to be consistent with Policy CW1 'New Community / Health Facilities' of the Haringey UDP (2006).</p> <p>By virtue of the proposed siting, design, scale and materials of the proposed development, it is considered to have fit appropriately within the site and its surrounds. It is considered the proposal shall have a beneficial impact on character and setting of the site itself and the surrounding built environment. No detrimental impact is anticipated on the character and setting of the two Conservation Areas in close proximity to the site. As such, the proposed development is considered acceptable in relation to Policy UD4 'Quality Design' of the Haringey Unitary Development Plan.</p> <p>By virtue of the proposed siting, scale, setbacks and soft landscaping, it is considered the proposed development shall not have an unreasonable detrimental impact on the residential amenity of neighbouring properties, in terms of loss of privacy from overlooking, loss of sunlight / daylight or impact on outlook / increased enclosure. As such, the proposed development is considered acceptable in relation to Policy UD3 'General Principles' of the Haringey UDP (2006).</p> <p>By virtue of the proposed parking, access arrangements as well as the recommended conditions, it is considered the proposed development is consistent with Policy M10 'Parking for Development' of the Haringey UDP (2006).</p> <p>By virtue of the proposed waste management details and commitment to achieving 10% of the projected energy requirement from on-site renewable resources, the proposed development is considered consistent with Policies ENV10 'Mitigating Climate Change: Renewable Energy' and UD7 'Waste Storage' of the Haringey UDP (2006).</p> <p>Section 106: No.</p>	
<p><b>PC386.</b></p>	<p><b>60 WIGHTMAN ROAD N4</b></p> <p>The Planning Officer informed the Committee that there were two tabled documents:</p>	

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1. Eight letters of objections from local residents.
2. An email from Cllr Haley along with several blue photos.

The Committee was advised that the site was part of the 'Ladder Area' within Haringay Ward and the property was a 3 storey brick building located on the corner of Burgoyne Road and Wightman road, opposite Railway Approach.

The current proposal was a reduction in the level of development following an earlier refusal that proposed to extend the hotel by creating four levels of accommodation comprising 18 additional hotel rooms and basement car park. It was considered that the proposed design and alterations would not result in adverse amenity impact on adjoining properties and the local area in general. Transportation did not object to the proposal as the hotel was close to good levels of public transport.

The Chair of the Ladder Community Safety Partnership addressed the Committee to object to the application for the following reasons:

- There were a large number of objections from individual local residents and no letters of support for the application.
- The hotel was a Victorian building poorly maintained.
- The entrance to the hotel was built without planning permission.
- The size and scale of the proposal would not enhance the area.
- There was concern that the proposal did not comply with building regulations.
- Concerns in relation to additional traffic and road safety of pedestrians.
- Concern regarding the water table and the construction of the underground car park.

The Committee was requested by the Chair of the partnership to reject the application for the reasons listed above.

A local resident addressed the Committee to object to the proposed scheme as the underground car park would encourage the use of car transport to the hotel, increase local traffic and aggravate and increase obstruction on the roads. Within the proposal there was no provision to protect the pedestrian footway and the application represented a loss of amenity. It was further contended that the operation of the car lift would cause noise nuisance to local residents. The proposal was not in keeping with the area or style of the original building.

The applicant's representative responded to the concerns raised by the objectors and informed the Committee that criticisms regarding traffic would not relate to the hotel as most of the

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guests did not arrive by car and there was no evidence that the area was congested by traffic and cars.

The building was a two star hotel and it was planned to increase standards to higher the rating. The design of the application was in keeping with the existing building, the windows, brick and roof were to be matched in order that they did not resemble an extension.

The Committee queried where grey water would run from the premises and were informed in response that the hotel was on a hill and water would run through the drainage. Concern was also raised in relation to the noise of the car lift. The applicant's representative suggested that the pump could be remotely sited and the room sound proofed.

The Head of Planning informed the Committee that the scheme was not in a Conservation Area or a listed building. The proposal related to the existing building and the land that it stood on. There was no evidence from the transportation officer about pedestrian crossing, the proposal was not in an area of flooding, the noise was conditioned and could be monitored and the light standards were acceptable to all.

The Committee viewed the plans.

The transportation officer informed the Committee that access and egress would be on Burgoyne Road which was considered not to have heavy traffic. The development generated minimal traffic as opposed to a normal residential development, the risk was considered to be minimal.

The Committee further expressed their concerns regarding the hotel being close to a main road and that several of the roads near by were one way therefore, causing traffic blockages along Wightman Road.

Cllr Dodds moved a motion to refuse the application on the grounds listed on page 113 of the officers report. Cllr Hare seconded the motion. On a vote the application was refused unanimously.

**RESOLVED**

That the application be refused on the grounds as detailed on page 113 of the report:

1. The proposed extension would be out of character with its surrounding, by reason of its size and scale and would be out of keeping with the design and character of the existing building, and would have adverse effect on the appearance

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	<p>of the existing property and the visual amenity of the area as a whole.</p> <p>2. The proposed extension would result in overdevelopment and over intensive use of the site by reason of its height, bulk, loss of privacy and overlooking and amount of accommodation proposed and would increase congestion, vehicle manoeuvring and pressure for car parking in an already congested area.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/2105 FOR PLANNING COMMITTEE DATED 10/02/2009</p> <p>Location: 60 Wightman Road N4</p> <p>Proposal: Erection of rear extension to existing Shelton Hotel to create 3 levels of hotel accommodation, comprising 11 new hotel rooms with 5 extra car parking spaces.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Refuse Permission</p> <p>Drawing No's: 4806/01/A, 4806/02/B &amp; 4806/03/A.</p> <p>Reasons:</p> <p>1. The proposed extension would be out of character with its surroundings, by reason of its size and scale, and would be out of keeping with the design and character of the existing building, and would have adverse effect on the appearance of the existing property and the visual amenity of the area as a whole contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan.</p> <p>2. The proposed extension would result in overdevelopment and overintensive use of the site by reason of its height, bulk, loss of privacy and overlooking and amount of accommodation proposed and would increase congestion, vehicle manoeuvring and pressure for car parking in an already congested area contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan.</p> <p>Section 106: No.</p>	
<p><b>PC387.</b></p>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>There were no new items of urgent business.</p>	
<p><b>PC388.</b></p>	<p><b>EXCLUSION OF THE PRESS AND PUBLIC</b></p>	

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	<p><b>RESOLVED</b></p> <p>That the press and public be excluded from the meeting as Item 15 contained exempt information, as defined in Section 100a of the Local Government Act (1972) (as amended by Section 12A of the Local Government Act 1982); namely information relating to the business or financial affairs of any particular person (included the Authority holding that information).</p>	
<b>PC389.</b>	<p><b>EXEMPT MINUTES</b></p> <p>The Committee was asked to agree the exempt minutes of the Planning Committee held on 13 January 2009.</p> <p><b>RESOLVED</b></p> <p>That the minutes of the meeting held on 13 January 2009 be agreed and signed.</p>	
<b>PC390.</b>	<p><b>NEW EXEMPT ITEMS OF URGENT BUSINESS</b></p> <p>There were no new exempt items of urgent business.</p>	
<b>PC391.</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>Monday 9 March 2009</p> <p style="text-align: center;">The meeting concluded at 8:30pm.</p>	

**COUNCILLOR SHEILA PEACOCK**  
Chair