

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

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

*Denotes Members present.

Also Present: Councillors Bevan and Davies

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC424.	APOLOGIES Apologies for absence were received from Cllr Weber for whom Cllr Aitken was substituting and apologies for lateness from Cllrs Demirci and Patel.	
PC425.	URGENT BUSINESS There were no items of urgent business.	
PC426.	DECLARATIONS OF INTEREST There were no declarations of interest received.	
PC427.	DEPUTATIONS/PETITIONS None received.	
PC428.	MINUTES RESOLVED That the minutes of the meetings held below be agreed and signed: a). Planning Committee held on 9 March 2009 and b). Special Planning Committee held on 17 March 2009.	
PC429.	APPEAL DECISIONS The Committee was asked to note the outcome of appeal decisions determined by the Department for Communities and Local Government during February 2009. The Committee noted the outcome of 23 appeal decisions determined of which 4 (17%) were allowed, 1 in respect of an enforcement appeal and 19 (83%) were dismissed. The figures showed an overall good month in relation to performance and had improved the statistics for the year. The appeals ranged from	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

	<p>conversions to extension.</p> <p>In respect of the appeal for 596-606 High Road N17, this was a major development and had been dismissed at appeal due to highway safety and the living conditions of future occupants.</p> <p>Cllr Patel entered the meeting at 7:12pm.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC430.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions set out in Ward order, made under delegated powers by the Heads of Development Control (North and South) and the Chair of the Planning Committee between 16 February 2009 and 15 March 2009.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC431.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement since the 9 March 2009 Committee meeting.</p> <p>The Officer advised the Committee that decisions taken within set time targets by Development Management and Planning Enforcement Work since the 9 March 2009 Committee meeting. In relation to major applications (1 out of 3) 33% were determined within 13 weeks. For minor applications (33 out of 39 cases) 85% were determined within 8 weeks and for other application (55 out of 68 cases) 81% were determined within 8 weeks.</p> <p>The Committee was especially asked to note that in respect of appeals against refusal of planning permission the annual total dismissed was 65% in line with Haringey targets.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC432.</p>	<p>GOVERNMENT CHANGES TO PROCEDURE FOR PLANNING APPEALS: APRIL 2009</p> <p>The Officer presented the report to advise Members of the</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

	<p>changes to Procedures for dealing with Planning Appeals, which introduced a 'fast-track' process for appeals against refusal of householder applications.</p> <p>The report detailed the changes in the way appeals against refusal of planning permission would be dealt with by the Planning Inspectorate as from 6 April 2009. It had implications for the handling of applications and appeals by Local Authorities and for the involvement of local residents objecting to appeals. The changes were intended to provide a speedier process for the handling of householder appeals.</p> <p>The new arrangements would enable the Planning Inspectorate to determine the method of appeal (written representation, hearing or public inquiry); householder appeals would have to be submitted by the applicant within 12 weeks rather than 6 months. There would be no 'second-stage' opportunity for Council's or local residents to make further representations on householder appeals as presently existed. It was also proposed that the Planning Inspectors would undertake site visits unaccompanied. Further that any award of costs would be introduced in during the written representations process.</p> <p>The Committee was asked to note the significant changes in the appeals procedure mainly affecting householder applications.</p> <p>RESOLVED</p> <p>That the changes in the procedure be noted.</p>	
<p>PC433.</p>	<p>14 -16 CREIGHTON AVE N10</p> <p>The Committee was informed that this application had been deferred from the previous Planning Committee meeting held on 9 March 2009. This application was a revised scheme following a previous dismissed scheme.</p> <p>The Committee was advised that the application site was located on Creighton Avenue and had a very large rear garden which backed on to the gardens of Pages Hill. The application site was currently a pair of semi-detached houses.</p> <p>The design of the houses was considered acceptable as they reflected the height and bulk of existing houses adjacent to the site. The density (157hrh) was actually lower than the recommended density range. It was felt that the scheme complied with building overlooking distances and was not overbearing to adjacent properties. Eight off street parking spaces, one disabled space were proposed along with a 20mph speed restriction which would assist traffic safety measures.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

The Committee was further advised of a proposal by the applicant to amend the position of a single unit on the left hand side of the site by moving it forward by 1.5 metres. The applicant had discussed this with the occupants of the property at number 18 who were happy with the proposal.

In response to a Members enquiry the officer explained the main differences between the current and previous applications;

- Proposal for 5 units rather than 6 in the previous application.
- The roof level had been reduced in terms of its bulk.
- The distance between the rear of the proposed new houses and the rear of houses in Pages Hill, backing on to the buildings had been increased by 3 metres.
- The provision of parking spaces had been reduced from 12 to 8.

A Planning Consultant representing the residents of Pages Hill addressed the Committee and objected to the application on the basis that it was felt to be worse than the previous scheme dismissed on appeal. It was considered that the reduced height, bulk and scale discussed was not true and the units were actually wider and broader. The Planning Inspector had felt that the previous scheme would have a dramatic impact on the resident on Pages Hill and that there was no difference in the proposed scheme. In response to a question raised by the Committee the representative explained that the pitch of the roof was lower, however it made little difference to the occupants on Pages Hill.

Cllr Matt Davies addressed to the Committee to requested that this application should be compared to the previous application dismissed by the Planning Inspectorate. The Planning Inspectorate had been concerned about the impact on the residents of Pages Hill. The Committee was requested to reject the application for the same reasons the Planning Inspectorate had dismissed the previous appeal because the applications were the same.

The applicant responded to the concerns raised and advised that the current application addressed the issues raised by the Planning Inspectorate. The proposed houses were much smaller and the buildings had been positioned in line with Creighton Avenue. The distance of the units at the rear had been increased to 44 metres.

Four cypress trees had been removed between the submission of the two application, however none of the trees along the boundary would be removed and the mature trees beside the allotment would also be retained.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

The number of car parking spaces had been reduced and therefore the potential for overlooking had also been reduced. In response to comments raised in relation to dangerous traffic the applicant replied that vehicles would be able to enter and leave the site in forward gear which was not possible at present.

The Committee discussed with the applicant the decking at the rear of a house on Pages Hill and considered whether this would be comprised as stated by the Planning Inspectorate. The applicant advised the Committee that the decking had been built at the first floor level and considered to be unfair, however to address this issue the buildings had been moved back and the rooms in the loft removed.

The Committee was reminded by the Head of Planning that the 4 units respected the front and back building lines of Creighton Avenue and that the bulk and massing was commensurate with what was in the street. The building supported all the policy principles and recommendations for approval.

The Committee viewed the plans.

Members moved a motion to move to the vote. The Chair as seconded the motion and on a vote there being 5 in favour and 4 against the motion was carried. The Chair then moved a motion to grant the application and on a vote there being 5 in favour and 4 against the motion was carried.

RESOLVED

That the application be granted subject to conditions, the amended plan to move unit number 5 forward by 2 metres and subject to a Section 106 Legal Agreement concerning education contributions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/0080
FOR PLANNING COMMITTEE DATED 06/04/2009

Location: 14 - 16 Creighton Avenue N10

Proposal: Demolition of existing houses and erection of 5 x 3 storey houses (comprising 4 x three bed and 1 x four bed) with associated parking.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 208053/001, 010, 030, 031, 032, 110, 120, 121 Rev A,

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

122, 123, 130, 131, 132, 133, 134 & 135.

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; in particular with amended plan 121 Revision A submitted on 6 April 2009, showing revised siting of house No. 5.

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

3. 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.

4. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

5. Before the commencement of any works, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after the building works are completed.

6. 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.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

7. 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.

8. 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.

9. 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 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.

INFORMATIVE: The proposed development requires a redundant crossover to be removed and a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

	<p>least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal should be approved on the grounds that the site is suitable for low-density residential development. The proposed houses are traditional semi-detached properties with one detached property that benefit from a road frontage. The style, design and detailing of the properties means that they are similar to other properties within the area. The houses have been sited within the plot to have minimum affect on the privacy and amenities of any surrounding properties, the proposed dwellings have been sited closer to the street frontage than any previous application making the distance between the proposed properties and the existing houses in Pages Hill greater. The line of trees on the boundaries will be retained to further eliminate any adverse affect. This overcomes the reasons for the dismissal of an earlier appeal.</p> <p>In addition the proposal provides five new units that have adequate floor space to meet the minimum standards as set out in SPD Housing. Each unit will benefit from their own private amenity space; each room contained within the dwellings will benefit from natural lighting and ventilation and will have at least one off-street parking space per unit.</p> <p>As such the proposal is compliant with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', OS17 'Tree Protection, Tree Masses and Spines' and SPD Housing of the Haringey Unitary Development Plan.</p> <p>Section 106: Yes.</p>	
<p>PC434.</p>	<p>579C HIGH ROAD N17</p> <p>The Committee was informed that a previous planning application had been refused in 2006 for a 4 storey building. The current application submitted was for a 3 storey building with a total of 8 flats.</p> <p>The application site was located to the rear of the High Road in the Bruce Castle Conservation Area. The current site was a three storey partially vacant building that was on a short lease for light industrial and commercial uses. The surrounding area was mixed, with a range of building types which ranged in height. The site backed on to a railway line from Bruce Grove Station to Liverpool Street.</p> <p>The principle of mixed use development at the site wa considered acceptable. The building would reflect the scale and materials of the adjacent locally listed building at Morrison's Yard. The unit and room sizes were consistent with the flow minima and the</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

proposed amenity space was considered suitable for this type of development in the form of terraces or roof terraces. The scheme provided an appropriate mix of dwelling types that would meet the housing need for private housing and affordable housing.

The use and opening up of the cul-de-sac at Kenmare Drive seemed to provide the best means of access and was a natural continuation of Kenmare Drive. Residents living in the adjacent residential block would not be adversely affected. The applicant had provided 8 car parking spaces which would include 1 disabled space and 18 cycle racks.

The Committee was further advised that the drawings appended had recently been amended. The gap between the proposed B1 unit and the old barn had been increased and changes to the front elevation in terms of the brick and arches.

In response to a question raised the officer replied that the industrial units had been light industry/offices and that there was no information in relation to the number of employees previously employed at the site. The potential number of employees that could be employed within the proposed scheme could total 20.

Cllr Bevan addressed the Committee and raised concerns regarding the statement that the housing service had been consulted in respect of the application. Upon making enquiries the housing service had confirmed they had not been consulted in relation to the application. Further concerns were raised in relation to the loss of employment, access to the site, amenity space and fear of crime which were detailed in the crime prevention officer's report attached and which were all reasons to reject the scheme.

The applicant addressed the Committee and responded to the following issues raised:

- The crime prevention officer had submitted comments on the basis of looking at the plans and not visiting the site, particularly in relation to the removal of the wall. It was proposed that additional lighting was a deterrent for crime.
- The 2 storey element and the concerns of the undercroft parking could lead to a place for vandalism and arson. The fire officer had no representation to make in relation to this issue.
- Access to each of the units would be controlled by a video system.

The applicant further explained that the general scheme proposed a good level of housing, a balanced scheme which would benefit the site and the adjoining area. The Committee were reassured that the scheme met the required car parking standards and amenity space.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

The Committee viewed the plans.

The Committee requested an informative in relation to the colour of the brick materials which was considered should be pinker than the yellow detailed. A condition was also requested that the surfaces of the car park should be permeable.

The Chair moved a motion to grant the application.

RESOLVED

That the application be granted subject to conditions, the additional condition for permeable surfaces to the car park, an informative in relation to the colour of the brick and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/0181
FOR PLANNING COMMITTEE DATED 06/04/2009

Location: 579C High Road N17

Proposal: Demolition of existing building and erection of part two / part three storey building comprising of 1 x 3 bed, 3 x 2, 4 x 1 bed flats, 4 x B1 units at ground floor with eight car parking spaces.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 7447/01, 02, 03, 04, 11A, 12A, 13A, 14A, 15, 16, PS01, PS02 & PS03.

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

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. The applicants submits a scheme showing dedicated route to the cycle store and appropriate paving materials along the site access off High Road, typical of a shared surface, which would enable drivers to pay specific regard to pedestrians/cyclists, to the transportation authority for approval.

Reason: To minimise conflict between pedestrians/cyclists and vehicles traversing accessing this site.

5. The applicants submit a scheme which would demonstrate that servicing vehicles can manoeuvre into and out of this site, from and onto Kenmare Drive, in forward gear.

Reason: To ensure safe access and exiting of servicing vehicles into and out of this development.

6. Fully annotated and dimensioned drawings of elevational features, shopfronts at a scale of 1:10, including the type/style of window, shall be submitted to and approved by the LPA prior to commencement of development.

Reason: To ensure that the development is of a high standard to preserve the character and appearance of Bruce Castle Conservation Area.

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. 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.

9. 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.

10. Details of roof terrace, including surfacing and guard rails/parapet

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

walls, shall be submitted to and approved by the LPA prior to commencement of development.

Reason: To protect amenity and safety of the occupiers.

11. The development hereby authorised shall comply with BS 8220 (1986) Part 1, 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' and 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

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

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

13. 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.

14. 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.

15. Details of the materials to be use in hard surfacing areas shall be submitted to and approved by the Council prior to the commencement of development, such details to incorporate permeable surfacing wherever possible.

Reason; In order to ensure sustainable means of dealing with surface water on the site.

INFORMATIVE: Demolition Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures. In particular the demolition of buildings or other structures should be carried out in accordance with an agreed method statement. Care must be taken to ensure that no debris or other materials can fall onto Network Rail's land. Approval must be obtained form Network Rail's Outside Parties Engineer.

INFORMATIVE: Plant, Scaffolding & Cranes Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles or cranes over-sail or fall onto the railway.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

INFORMATIVE: Excavations of footings Network Rail will need to be consulted on any alterations to ground levels. It should be noted that Network Rail are concerned about excavations within 10m of the boundary with the operational railway and will need to be assured that the construction of foundations and footings will not impact on the stability of the railway. A full method statement must be supplied and agreed with Network Rail's Outside Party Engineer before consent can be granted.

INFORMATIVE: Amenity Network Rail is not aware whether any PPG24 noise and vibration assessment has been carried out for this location. Amenity will need to be addressed.

INFORMATIVE: Drainage Additional or increased flows of surface water must not be discharged onto Network Rail land nor into Network Rail's culverts or drains. In the interests of long term stability of the railway, soakaways should not be constructed within 10m of the boundary with the operational railway.

INFORMATIVE: Fencing given the proposed use of the site a 1.8m high fence should be constructed to avoid trespass and vandalism and provide acoustic insulation for the residential units.

INFORMATIVE: Site Layout In order to ensure the proposed development can be constructed and maintained without encroachment onto the operational railway line all buildings and structures should be set back at least 2m from the boundary with the operational railway or at least 5m for overhead power lines.

INFORMATIVE: Landscaping Details of landscaping along the railway corridor to be submitted to Network Rail, who can provide advice on appropriate planting species as well as inappropriate planting.

INFORMATIVE: Party Wall Act 1996 where works are proposed adjacent to the railway it may be necessary to serve the appropriate notices on Network Rail and their tenants under the Party Wall etc Act 1996. Developers should consult with NRIL at an early stage of the preparation of details of their development on Party Wall matters.

INFORMATIVE: Further to Condition 3 above, the choice of brick work should reflect the darker bricks in the vicinity of the site, and should avoid unduly light or pale buff bricks.

INFORMATIVE: You are requested to consider the provision of roll-down mesh shutters to the front of the undercroft parking areas located immediately to the west of ground floor B1 Unit 2, on drawing No. 7447/12A, in the event that there are issues of security and safety arising from use of the parking areas.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

	<p>REASONS FOR APPROVAL</p> <p>The proposed scheme is considered acceptable for the following reasons: the 8 units will assist in meeting the boroughs housing targets. The site will provide an acceptable environment for residential use with sufficient amenity space. A level of employment will still be retained on the site to create employment opportunities in the area. The proposed three and two storey block is of an appropriate scale and design using appropriate materials that would enhance the conservation area. There would be no adverse impact on neighbouring properties and the site is within an accessible location. As such the proposal would be contrary to Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG10 'Dwelling Mix', HSG9 'Density Standards', ENV3 'Water Conservation', ENV10 'Mitigating Climate Change: Renewable Energy' and EMP4 'Non Employment Generating Uses' of the adopted Haringey Unitary Development Plan and SPG 1a 'Design Guidance and Design Statement', Housing SPD (October 2008).</p> <p>Section 106: Yes.</p>	
<p>PC435.</p>	<p>579C HIGH ROAD N17 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of existing building and erection of part two/part three storey building comprising of 1 x 3 bed, 3 x 2 bed, 4 x 1 bed flats, 4 x B1 units at ground floor with eight car parking spaces. With the proviso that the demolition should not take effect until a contract had been let for the redevelopment of the site in accordance with the approved planning permission.</p> <p>The Chair moved a motion to agree the recommendation in the report to grant consent subject to conditions.</p> <p>RESOLVED</p> <p>That Conservation Area Consent be agreed with the proviso listed above and as planning permission for the application outlined in PC434 above was agreed.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2009/0184 FOR PLANNING COMMITTEE DATED 06/04/2009</p> <p>Location: 579C High Road N17</p> <p>Proposal: Conservation Area Consent for demolition of existing building</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

	<p>and erection of part two / part three storey building comprising of 1 x 3 bed, 3 x 2 bed, 4 x 1 bed flats, 4 x B1 units at ground floor with eight car parking spaces.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Grant subject to conditions</p> <p>Drawing No's: 7447/01, 02, 03, 04, 11A, 12A, 13A, 14A, 15, 16, PS01, PS02 & PS03.</p> <p>Condition:</p> <p>1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site under planning permission reference HGY/2009/0181) has been made and planning permission granted for the redevelopment for which the contract provides. Reason: In order to protect the appearance of the conservation area.</p> <p>Section 106: No.</p>	
<p>PC436.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC437.</p>	<p>EXCLUSION OF THE PRESS AND PUBLIC</p> <p>RESOLVED</p> <p>That the press and public be excluded from the meeting as Item 16 contained exempt information, as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); namely information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p>	
<p>PC438.</p>	<p>EXEMPT MINUTES</p> <p>The Committee was asked to sign the exempt minutes of the Special Planning Committee meeting held on Tuesday 17 March 2009.</p> <p>RESOLVED</p> <p>That the exempt minutes be agreed and signed.</p>	
<p>PC439.</p>	<p>NEW EXEMPT ITEMS OF URGENT BUSINESS</p> <p>There were no new exempt items of urgent business.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 6 APRIL 2009**

PC440.	DATE OF NEXT MEETING Monday 11 May 2009.	

**Councillor Sheila Peacock
Chair**