

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 MAY 2009**

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

Also Present: Councillor Bevan, Haley and Reid

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC441.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Peacock for whom Cllr Adamou was substituting. Cllr Dodds, deputy chair took the chair.</p>	
PC442.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC443.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest received.</p>	
PC444.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PC445.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the Planning Committee meeting held on 6 April 2009 be agreed and signed.</p>	
PC446.	<p>FORMER HORNSEY CENTRAL HOSPITAL, PARK ROAD, N8</p> <p>The Chair announced a variation to the agenda and it was agreed to take items 11, 12 and 13 next.</p> <p>The Committee was advised that the site was part of the former Hornsey Central Hospital (now demolished). The development site occupied approximately one third of the total hospital site. The majority of the site had been redeveloped as a new polyclinic/health centre.</p> <p>The Council and the Planning Inspectorate had accepted the principle of the site's redevelopment for residential use. The scheme showed a number of changes compared to the application dismissed on appeal in 2008, from a reduction in the number of units. The density of the development (420 hrh) fell within the acceptable range of 200 – 450 hrh. This scheme would provide 40% affordable housing.</p>	

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The development would lie between Park Road Leisure Centre to the south and the new Health Centre and its car park to the north. It was considered there were no adverse impacts on residential amenity or other surrounding uses in terms of loss of daylight, sunlight and privacy. Overall the provision of amenity space was deemed to be acceptable and in line with Council policies. On balance, the scheme was deemed to be acceptable in design terms; as the overall height stepped down between the polyclinic and the leisure centre and was slightly set back on the frontage compared with the appeal scheme.

There were two main existing trees (Silver Maple and Ash) both were to be retained and further the line of conifers on the side boundary were also to be retained as they provided some screening.

The applicant had proposed 44 car parking spaces at basement level and 57 cycle parking spaces.

The Officer further advised that the Housing Service raised concern in relation to the tenure split of 45% social housing and 55% intermediate housing. The head teacher at Highgate Wood School made representations with regard to the pedestrian park between the site and the leisure centre which was heavily used by pupils at the beginning and end of the school day. It was considered to be a potential conflict between the use by pupils and vehicles entering and existing the site however, this could be improved under the S106 Legal Agreement.

The Committee were also informed that the applicants had considered the education contribution figure of £250K detailed in the report not justified and had proposed a revised figure of £150K.

Cllr Wilson entered the meeting at 7:12pm.

In response to a question from the Committee the Transportation Officer advised the Committee that a travel database used in relation to similar sites predicted a transport generation of 15 vehicles in and out of the site during the morning and 13 vehicles out in the evening. An improvement contribution would improve the access to ensure vehicles paid regard to pedestrians. The Planning Officer further explained that the access was separate and that this issue had been considered at the previous appeal. The Inspector did not dismiss the appeal on this issue but on the grounds of density and bulk.

Cllr Bevan addressed the Committee to object to the application and on four grounds:

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- The Housing Service had serious concerns that 50% affordable housing was not provided in this application.
- That in relation to pepper potting the two blocks shown on the plans, one was for private and the other for social housing and this was not acceptable to the Housing Service.
- The number of 2 bed units in this development should be 26 and the proposed was 45, 3 bed units should be 27 and the proposed was 20 and 4 bed units should be 26 and the proposed was 15. Therefore, a larger number of smaller units was being provided rather than larger family units which was the biggest requirement and more in demand. The application failed to comply with the standards laid down in the planning guidance on housing in Haringey.

The Committee was informed that the housing service had recently been involved with this application however, the housing association had been in discussions with the applicants and were agreeable to the housing mix for this development. The Committee were further advised that the housing guidance was what Haringey aspired to achieve.

The applicants addressed the Committee and advised that it was their intention to arrange the buildings around the trees on the site. The building to the rear was slightly higher than the nurses accommodation by one to one and a half metres. There would be no overlooking and the amenity space provided was 5-6 times more than required. A meeting had been held with the school two years ago and their primary concern was in relation to the entrance/pedestrian access which was still a concern however, the expectation was for this to be fully conditioned in the application. A gate was to be provided at the entrance to the ramp so that vehicles could not speed and this would enable children to see cars approaching.

This application was considered to be the right design for this site, good sized units had been created on the ground floor and the development fitted comfortably within the site. In relation to pepper potting, all the amenity space was for communal use so there would be social interaction between the housing tenures.

The Committee viewed the plans.

Cllr Haley entered the meeting at 7:50pm.

The Committee requested a condition that a site manager be provided during the building works. The Planning Officer confirmed that condition 13 required details of routing management and that this condition could be expanded.

The Chair moved a motion to agree that application.

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RESOLVED

That the application be granted subject to conditions and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/0219
FOR PLANNING COMMITTEE DATED 11/05/2009

Location: Former Hornsey Central Hospital, Park Road N8

Proposal: Demolition of vacant nurses homes and erection of 2 x four storey residential blocks with basement car parking, comprising 20 x one bed, 23 x two bed, 10 x three bed and 3 x four bed units, plus landscaping.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: HW206-A020, A030, A031, A032, P040 Rev A, P099 Rev A, P100 Rev A, P101 Rev A, P102 Rev A, P103 Rev A, P104 Rev, A200 Rev A, A201 Rev A, A300 Rev A, A301 Rev A, A302 Rev A & A303 Rev A.

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. A renewable energy assessment and water and drainage assessment shall be prepared and submitted to and approved by the local planning authority prior to the commencement of works.

Reason: To ensure the development complies with local, regional and national guidance on sustainability.

4. 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

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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.

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. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

7. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority. Particular attention should be paid to

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the protection and retention of the silver maple and a qualified Arboriculturalist should be present to ensure appropriate measures are implemented during the construction period.

Reason: In order to safeguard the trees in the interest of visual amenity of the area.

8. Before any works herein permitted are commenced, 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 or 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 building works are completed.

9. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

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

10. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: to ensure the satisfactory appearance of the development.

11. 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.

12. 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. The detailed scheme shall include:

(a) A minimum of 12 x 1100 refuse bins and 4 x 1100 recycling bins. If any of the bin enclosures are set behind security gates, keys or fobs

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will need to be provided to the refuse and recycling collectors.

(b) Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

(c) If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required.

(d) Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.

(e) All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.

(f) If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.

(g) Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.

(h) Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.

Reason: In order to protect the amenities of the locality.

13. Details of the routeing/management of the construction traffic shall be submitted to Haringey Transportation planning team, for approval, prior to the commencement of works. Such details shall include the contact name and telephone number of the Site Manager who may be contacted by local residents in the event of incidents arising during the construction of this development.

Reason: To minimise the impact of the movement of the associated construction vehicles, on the adjoining roads.

14. The exact position and system design of the dry riser system shall be finalised and approved in consultation with Building Control and London Fire Brigade.

Reason: To ensure the development complies with Approved Document B. Pt 5 Regarding Fire Brigade access and facilities.

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15. 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.

INFORMATIVE: The proposed development requires 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 02084891316 to obtain a cost estimate & to arrange for the works to be carried out.

INFORMATIVE: The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Further to Condition 5 above, the landscaping scheme shall show the planting of some heavy standard trees in the area in front of the new building fronting Park Road.

INFORMATIVE: Further to Condition 4 above, the type of brick to be chosen for the external elevations of the development should closely reflect the brick used either on the adjacent Health Centre to the north of the site, or the Leisure Centre to the south of the site.

REASONS FOR APPROVAL

The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD10 'Planning Obligations', HSG1 'New Housing Developments', HSG4 'Affordable Housing', HSG9 'Density Standards', HSG10 'Dwelling Mix', ENV3 'Water Conservation' ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy' M3 'New Development Location and Accessibility', M4 'Pedestrians and Cyclists' M10 'Parking and Development', OS5 'Development Adjacent to Open Spaces', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', SPG10e 'Improvements to public transport infrastructure and services' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).

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	Section 106: Yes.	
PC447.	<p>THE NIGHTINGALE PUBLIC HOUSE, 40 NIGHTINGALE LANE, N8</p> <p>The Planning Officer presented the report and advised the Committee that the site comprised a 3 storey Victorian Public House, located on the corner of Nightingale Lane and Brook Road. The immediate surrounding area was residential in character.</p> <p>The original scheme had been revised involving the following:</p> <ul style="list-style-type: none"> • The reduction of two units in order to lower the density on the site. • The External appearance was changed by lining up horizontal features in the pub's façade • The use of brick to match the existing brickwork. • The design of the front entrance of the new building to match the central door of the existing pub. <p>The density of the proposed development was approximately 375hrh which is well within the required range. The proposed dwelling mix and room sizes were considered to provide a satisfactory standard or accommodation. The size, bulk, and design of the proposed scheme was considered to fit in with the existing street and townscape. The 3 storey extension block would not effect the privacy of the immediate properties. The scheme provides 4 car parking spaces, 4 cycle spaces and a motorcycle space secured at basement level.</p> <p>Amenity space was provided in the form of communal rear garden and recessed balconies on the extension block. Also the scheme would provide a secured roof garden.</p> <p>A local resident addressed the Committee and raised concerns about the information provided to the Committee in order to fully consider this application in respect of the impact the public house has on the community. The public house was very busy at night and this had an impact on residents in terms of density and parking and caused pressure in the area. Patrons of the public house frequently demonstrated anti-social behaviour.</p> <p>Cllr Errol Reid addressed the Committee and declared a personal and prejudicial interest that he lived opposite the application site. He considered that the report before the Committee was dangerously flawed in respect of the following reasons:</p> <ol style="list-style-type: none"> 1. There was no prior consultation with local residents. 2. The W7 bus route was not within walking distance of the development. 	

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3. The development would have an impact on existing traffic, parking in the area and this exacerbates traffic flow and would increase kerb side parking demand.
4. That the Committee had not been provided with the right information.

The Committee was requested not to grant this application.

The applicant addressed the Committee in response to objections and stated that the community as a whole was adverse to losing further public houses. It was proposed that this public house would be refurbished, occupy the ground floor as it was set on a slope. It was further proposed to add 4 car parking spaces on the site. Time and effort had been put into the design of the building, using the same material to match the brickwork.

Members enquired whether it was possible to provide a pastiche and in response was informed that the applicant's had tried to merge the old with the new however, if you looked around London very few buildings were extended in design of the existing building. It was therefore not the intention to devalue the building but to refurbish it.

The Committee viewed the plans.

Members proposed that the application be refused on design grounds, traffic, parking pressure and that the pub space was to be reduced.

The Chair moved a motion to grant the application subject to conditions and a Section 106 Legal Agreement. On a vote there was four in favour, four against and one abstention. The Chair used his casting vote in favour of the application.

RESOLVED

That the application be granted subject to conditions and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/2319
FOR PLANNING COMMITTEE DATED 11/05/2009

Location: The Nightingale PH, 40 Nightingale Lane N8

Proposal: Retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x three bed 1 x two bed and 1 x one bed flat. Demolition of existing side extensions and erection of new 3-storey rear extension comprising 3 x one bed and 1x two bed flats.

Recommendation: Grant subject to conditions and Legal Agreement

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Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 389/IN/001, 389/IN/002 Rev A, 389/IN/003, 389/IN/100, 389/IN/200, 389/P/-101, 389/P/100, 389/P/100/5 Rev A, 389/P/101 Rev B, 389/P/102 Rev B, 389/P/103 Rev A, 389/P/104, 389/P/200 Rev C, 389/P/201 Rev C, 389/P/202, 389/P/203 & 389/P/204 Rev A.

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. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. 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.

5. 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'.

6. Details of a scheme depicting those areas to be treated by means of

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hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

7. 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.

8. 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.

9. Before the commencement of any works on site, a fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for all site boundaries.

Reason: In order to ensure a satisfactory means of enclosure for the proposed development.

10. That the accommodation hereby approved shall be implemented in accordance with the approved plans in order to provide 1 X 3bedroom, 2 X 2bedrooms, 4 X 1bedrooms self-contained flats.

Reason: In order to avoid overdevelopment of the site.

INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

REASONS FOR APPROVAL

The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The height of the proposed extension block would be subordinate to the main pub building and the overall design would not undermine the pub's architectural form. The proposed density conforms to guidelines set out in the adopted Unitary Development Plan and the proposed housing provision would contribute the Council's housing target. Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan Policies: UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG 9 'Density

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	<p>Standards', HSG10 'Dwelling Mix', SPG1a 'Design Guidance', SPG10c 'Education Needs Generated by New Housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).</p> <p>Section 106: Yes.</p>	
<p>PC448.</p>	<p>PARK TAVERN PUBLIC HOUSE, 220 PARK LANE, N17</p> <p>The Committee was advised that the application site comprised the former Park Tavern public house and car park site. The site was located next to Northumberland Park Railway Station and the surrounding area was generally residential. This application site included the existing Kingdom Hall in Paxton Road directly to the north of the existing Tottenham football stadium.</p> <p>The location of retail floor space in this location close to the railway station and opposite and existing commercial terrace is considered acceptable and appropriate in terms of scale, character and function and would support the vitality and viability of the existing shops. This proposal would create a number of local jobs, both full time and part time via the retail unit for the benefit of local people.</p> <p>The scheme also proposed 34 new flatted units of between 1 and 4 bedrooms. All units were affordable and as such the scheme would provide a significant number of new homes of good quality and specification. The floor space of the proposed units complied with the Council's standards. Taking into account the mixed use nature of the scheme the density of the proposed development is approximately 533hrh and within the density range of 200-700hrh.</p> <p>The scheme was considered acceptable in terms of the uses proposed, the scale of the development and the design, appearance and materials of the building. The applicant had prepared a daylight/sunlight study to assess the effect of the development on the surrounding properties. The application had also submitted a noise survey.</p> <p>A children's play space of 40 square metres was included in the central courtyard area which would be available to all residents. The scheme incorporated a total of 22 car parking spaces, including 3 disabled spaces, of which 5 spaces are provided on street and 8 of these spaces are for use by the Kingdom Hall.</p> <p>The Officer confirmed that a letter had been received from the Environmental Agency who did not object to the application subject to the inclusion of two extra conditions.</p> <p>Meeting adjourned at 8:47pm for the Committee to receive legal advice. Meeting reconvened at 8:52pm.</p>	

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The Head of Planning advised the Committee that the application had been made by Spurs Plc to redevelop this site. This application was separate from the stadium application and requested the Committee to consider the application on its merits.

In response to a query raised by the Committee the Transportation Officer advised the Committee that they had reviewed the transport assessment report however, without a proper travel survey it would not be possible to accurately assess the amount of increased traffic bearing in mind that traffic associated with the church already existed as the church was being relocated. The Officer further advised that a condition could be included for a green travel plan to be submitted.

An objector raised concerns in relation to the plan being oversized in height, bulk, the details over-scaled and inappropriate in its setting. The design and materials should improve the quality of the area and it was considered that this application did not. It was further considered that extra residents would put pressure on transport and parking. It was felt that the application was grossly inappropriate and needed to be redesigned.

Cllr Bevan addressed the Committee and was pleased that this application was being considered separately from the Spurs stadium application. He raised the following concerns in relation to the application:

1. The application should be refused for parking reasons as the church was only allocated 8 spaces.
2. In relation to density and design, the transport area was rated as 2 which allowed for a density of up to 400 and this application was 523 therefore, vastly over developed.
3. The English Heritage rate was 70% minimum and in comparison this application was 65% and therefore below the standard.
4. There was no mixed tenure.
5. There was no education contribution and every school in the area had no vacancies so the developer should pay a contribution to education.

The Committee was requested to reject the application as it breached four areas of planning considerations.

Cllr Bevan responded to Members queries that the Housing Service had made representations to the Housing Association that this scheme did not meet with requirements. There was a shortage of housing in the borough and a need to build and get it right. This development was considered to be over development and the density too high for this location.

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Cllr Haley objected to the application and agreed with the condition added by the Environmental Agency in terms of flood and mitigation. He reiterated that this application should be considered separately from the Spurs stadium application. He requested the committee to take into account the issues related to Kingdom Hall that 300 people used the hall on a weekly basis, they travelled with their families therefore, there would be issues of parking and traffic. He further stated that the application would over shadow open space and met the minimum sustainability.

The applicants responded by stating that all the points raised in objection had been dealt with in the report. There was considerable input from planning officers in relation to the application, there was a mix of parking, the density and design had been measured in relation to the Council's UDP and had met the Council's standards in terms of size, density, bulk and materials. The application provided for 50% affordable housing. The scheme exceeded the Council's SPD and the mixutre of tenure was 70% social rented and 30% intermediate. In respect of the green travel plan the applicants were acceptable to this being included as a condition.

Members questioned the applicant on why there was no education contribution in the Section 106 agreement and in response were informed that a toolkit appraisal had been submitted and this was verified. The obligations were restricted to affordable housing and a green travel plan. The scheme could not bear further financial obligations. The Planning Officers had looked at the viability of the scheme and there was not the provision to provide an education contribution. It was considered more appropriate to provide affordable housing rather than have an education contribution further balances against the provision of the community centre and church.

The Committee viewed the plans.

The Committee requested conditions in relation to the treatment of the gates, flood and mitigation and a green travel plan.

The Chair moved a motion to grant the application. On a vote there being 5 in favour, 2 against and 2 abstentions the application was granted.

RESOLVED

That the application be granted subject to conditions, the additional conditions detailed above, a Section 106 Legal Agreement and agreements under Section 256 and Section 278 of the Highways Act 1980.

INFORMATION RELATING TO APPLICATION REF:

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HGY/2008/2220
FOR PLANNING COMMITTEE DATED 11/05/2009

Location: Park Tavern Public House, 220 Park Lane N17

Proposal: Demolition of existing buildings and erection of 4 storey building comprising 366 sqm of retail (A1) floorspace plus Kingdom Hall (D1) on the ground floor, with 34 flats, (2 x one bed, 13 x two bed, 15 x three bed and 4 x four bed flats on the upper floors), plus 22 car spaces and 44 cycle spaces.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 08424/100, 101, 102, 103, 110 Rev P2, 111, 112, 200, 300, 301, 400, 1000 - 1022 incl. & 2000 (all drawings rev P1, dated 1 April 2009).

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. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

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.

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5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

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.

7. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

8. That not more than 34 separate units, whether flats or houses shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

9. 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.

10. That the accommodation for car parking and/or loading and unloading facilities 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.

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

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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. In order to ensure that the shop is accessible to people with disabilities and people pushing double buggies, the door must have a minimum width of 900mm, and a maximum threshold of 25mm.

Reason: In order to ensure that the shop unit is accessible to all those people who can be expected to use it in accordance with Policy RIM 2.1 'Access For All' of the Haringey Unitary Development Plan.

13. No detriment to the amenity of the neighbourhood shall be caused by noise or other disturbance than is reasonable as a result of the use of the Kingdom Hall hereby authorised.

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

14. Notwithstanding the details submitted, full details of the play equipment to be installed in the childrens play area shown on drawing no. 08424/400/P1 shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the occupation of the residential units.

Reason: To ensure a satisfactory standard of play provision in the development.

15. That full details of a scheme for works to the public highway to be carried out under S278 of the Highways Act 1980 shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development, the full cost of such works to be borne by the applicant.

Reason: To ensure that the necessary works to the public highway as required by the development hereby approved are satisfactory implemented.

16. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) 024759 Park Road Tavern Rev 02 by Buro Happold dated March 2009 and the following mitigation measures detailed within the FRA:

Provision of compensatory flood storage on the site to a 1 in 100 year climate change standard, on a volume for volume and level for level basis, hydraulically connected to the floodplain within the car parking area. The compensatory storage shall be retained for the lifetime of the development.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided, and to reduce the impact of flooding on the proposed development and future occupants.

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17. Following completion of the compensatory flood storage works and prior to occupation of the building, a topographic survey of ground levels above Ordnance Datum, as a result of the altering of land levels shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development is subject to the minimum risk of flooding in line with the approved compensatory works.

18. The residential buildings proposed by 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' & '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'.

19. That details of a Green Travel Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works such agreed details shall be implemented to the satisfaction of the Local Planning Authority.

Reason: To ensure the safety and free flow of traffic in the neighbouring highway and ensure sustainable travel modes for the future.

20. That details of the design of the building and methods of construction to be used to ensure that the residential accommodation is sound proofed in relation to the ground floor uses shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such design and details as agreed shall be implemented to the satisfaction of the Local Planning Authority.

Reason: In order to ensure the satisfactory living conditions of the future occupiers of the residential accommodation.

21. That notwithstanding the approved drawings the detailed design of the gates to the car parking areas on the west elevation shall be submitted to and approved by the Local Planning Authority before the works commence. Such agreed design shall be implemented to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development and the street scene.

22. That details of a scheme for the planting of trees on the west and north elevations shall be submitted to and approved by the Local Planning Authority before the commencement of the works. Such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance of the proposed development in the street scene.

INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573)

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	<p>to arrange for the allocation of a suitable address.</p> <p>INFORMATIVE: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.</p> <p>REASONS FOR APPROVAL</p> <p>The application is considered to meet the requirements of the relevant policies contained in national guidance, the London Plan 2008 and the Unitary Development Plan 2006, and is therefore considered to be a satisfactory development for the site.</p> <p>Section 106: Yes.</p>	
PC449.	<p>APPEAL DECISIONS</p> <p>This item was deferred to the next meeting.</p>	
PC450.	<p>DELEGATED DECISIONS</p> <p>This item was deferred to the next meeting.</p>	
PC451.	<p>PERFORMANCE STATISTICS</p> <p>This item was deferred to the next meeting.</p>	
PC452.	<p>PLANNING ENFORCEMENT UPDATE</p> <p>This item was deferred to the next meeting.</p>	
PC453.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
PC454.	<p>DATE OF NEXT MEETING</p> <p>Monday 8 June 2009.</p> <p style="text-align: right;">The meeting concluded at 10:05pm</p>	

COUNCILLOR RAY DODDS
Chair