

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 JUNE 2009**

Councillors: Peacock (Chair), Beacham, Demirci, Dodds (Deputy Chair), Hare, Mallett, Reid, Santry and Wilson

Also Present: Councillor Oakes

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC01.	<p>APOLOGIES</p> <p>There were no apologies for absence.</p>	
PC02.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC03.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC04.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PC05.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the Planning Committee meeting held on 11 May 2009 be agreed and signed.</p>	
PC06.	<p>APPEALS</p> <p>The Committee was asked to note that this items was deferred at the last meeting and therefore, the report detailed the outcome of appeal decisions determined by the Department for Communities and Local Government during March and April 2009.</p> <p>The Committee noted the outcome of 10 appeals determined during March of which 4 were allowed and 6 dismissed. Of these 2 were enforcement appeals, both were dismissed. In April the report outlined the decision of 23 Appeals determined of which 5 was allowed and 18 were dismissed. The Committee was particularly asked to note the outcome of the appeal for The Freemasons, Lordship Lane N22, which was lost for the demolition of the existing building.</p> <p>Members enquired whether the appeals lost were on the basis of all aspects of planning and in response were informed that they were lost on most. The officer advised that the decision notices were available to be viewed.</p>	

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	<p>RESOLVED</p> <p>That the report be noted.</p>	
PC07.	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note that this items was deferred at the last meeting and therefore, asked to note the decisions set out in Ward order, made under delegated powers by the Heads of Development (North and South) and the Chair of the Planning Committee between 16 March and 19 April 2009 and between 20 April and 17 May 2009.</p> <p>RESOLVED</p> <p>That that report be noted.</p>	
PC08.	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note that this items was deferred from the last meeting. The Committee was asked to note the performance statistics on Development Control and Planning Enforcement since the 6 April 2009 Committee meeting.</p> <p>The Officer advised the Committee that in March 2009, the figures were good in relation to major and minor applications. In relation to other applications the authority were 1% out of Haringey's target. In April 2009 there were no major applications determined. Minor applications were determined within set time and performance targets. In terms of the yearly performance for last year 32.2% of applications were allowed marginally above both targets.</p> <p>The Committee enquired whether it was possible to receive the performance statistics in accordance with post codes/Wards in order to compare where appeals were being upheld or dismissed. In response the Officer stated that analysis could be provided on the types of cases and brought back to the next meeting of the Committee. Members further requested statistics be provided in a rolling 12 month period for all applications. Officers agreed to report back to the next meeting.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC09.	<p>TREE PRESERVATION ORDERS</p>	

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	<p>The Committee was advised that the Weeping Willow was in the rear garden of the Former Public House, adjacent to the river Lea. This tree preservation was confirming an order already in place. The site was to be re-developed and it had been agreed with the developer to carry out crown works to preserve the tree.</p> <p>RESOLVED</p> <p>That that following Tree Preservation Order be confirmed against the tree located at; Rear Garden, Former Public House, Reedham Close, N17.</p>	
<p>PC10.</p>	<p>PLANNING ENFORCEMENT UPDATE</p> <p>The Officer presented the report to advise the Committee on planning enforcement work over the last quarter and service issues. The report acknowledged that planning enforcement was a key service for the delivery of the Council's Unitary Development Plan and had an important role for the Greenest Borough Strategy.</p> <p>The Committee was asked to note the excellent progress made in reducing the number of open cases, older cases reflected the more complex cases that required further formal action. A small number of cases had been prosecuted but not resulted in compliance. In terms of recruitment there was an expectation that the last post would be filled by the end of June 2009.</p> <p>Planning Enforcement had continued to make improvements to the standard of service provided. The current caseload was 425, including 54 cases remaining open for 2009/10. Enforcement activity was considered to have a high level of notice action and prosecution. Appeals were also significant and largely related to a programme of work to address conservation breaches in Myddleton Road.</p> <p>In relation to service update the Committee were advised that in 2008/09 the service had received 1052 complaints a 50% increase on 2006/07 and the highest levels since records began in 2001.</p> <p>The Committee acknowledge the work accomplished to date however, felt there was still work to be done particularly in Highgate Ward. Members were requested to engage with the service in order to make Highgate a priority in terms of dealing with complaints. In response to a question raised the Committee was advised that to administer a caution against a perpetrator, the service had to commence legal proceedings. One of the main objectives of the Planning Enforcement Service was to achieve</p>	

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	<p>compliance. The Committee requested that in future complaints should be referred to as 'service requests' because complaints could be interpreted as complaints against the service the officers acknowledged the comment.</p> <p>RESOLVED</p> <p>That the Committee noted the continued success of the service in delivering strong enforcement activity; reduced open caseloads, successful recruitment and service improvement.</p>	
<p>PC11.</p>	<p>BOUNDS GREEN INDUSTRIAL ESTATE, THE RINGWAY, N11</p> <p>The Committee was advised that Bounds Green Industrial Estate was located immediately to the South of the North Circular Road, to the east of Bounds Green Road and to the west of the East Coast Mail Line. The site was approximately 2.8 hectares in size and was occupied by a mix of small industrial workshop units, predominantly two storeys in height. The application site was defined as employment area.</p> <p>It was proposed that the highest point of the Safestore building would 16.1 metres in height however, the predominant height would be 14.35 metres. The applicant had proposed to introduce buff facing brickwork piers to the north and east corners of the building and silver cladding panels to soften the appearance of the Safestore unit. The building would be screened to the west by trees to the west of the railway line. The proposal would involve the demolition of existing single storey buildings, the replacement units would improve the appearance of the estate.</p> <p>Units A7 would be located to western end of the existing block A, adjacent to the proposed Safestore unit. Unit D3 was proposed to be developed behind the existing block D and in front of the Safestore building and this building would be faced in steel cladding panels. Unit A8, would have a separate access off the Ringway, with 8 parking spaces, including 2 disabled. Following discussion with the applicant Unit D9 had been deleted from the scheme. The trees proposed for removal were not subject to a Tree Preservation Order and not considered to be of significant amenity value.</p> <p>The proposed scheme was considered acceptable, Units B1 and B2 would have very limited visibility from the public realm. The level of proposed parking was also considered acceptable and a total of 6 recycle/waste storage areas were to be provided throughout the industrial estate. The proposal would help to enhance the existing industrial estate in both physical and operational terms, without having a detrimental impact on the character and setting of the area or on the residential amenity of</p>	

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neighbouring properties.

Members queried the financial contribution requested by Transportation and that this amount had been reduced by the planning officer. The Committee was advised that the reduced amount was to improve the walking conditions, walkways, and footways. The Committee further queried the amount of parking spaces provided for the Safestore unit and in response were informed that calculations had been produced on the existing site, the forecast traffic was 15 vehicle movement in and out of the site and it was felt that the parking spaces proposed would be sufficient. The figures provided were in line with those predicted by the applicant's consultants. The car club spaces proposed were appropriate as they formed a key element of the travel plan.

A local resident from Lawson Court addressed the Committee to object to the application because it was felt that the proposal had been handled in a highly unethical manner and due to the impact it would impose on the immediate residential community. In response to questions raised by Members of the Committee the objector stated that the site required redevelopment however, it was further reiterated that this should have been done in consultation with the community.

A representative of the Bounds Green Residents Association advised the Committee that the scheme was unsafe, lacked consultation and the design and impact would be detrimental on the surrounding community. Residents had received inadequate notice of the meeting and the Council was requested to postpone the decision in order for the statutory 21 days consultation notice. The proposed scheme posed a matter of sustainability which was not provided:

- Units A7, 8 and 9, was considered to be unfair overdevelopment.
- Units B6 and 7, should be redesigned.
- Units B3, should be reduced in size.
- The Safestore should be reduced in size, bulk and height.

In response to queries raised the objected the Committee was informed that consultation correspondence had been sent to over 170 residents and the local residents association and evidence was available to demonstrate this. In addition it was pointed out that the plans were sent to the local residents group.

It was confirmation that Unit A9 had been removed from the scheme. The lighting of neighbour units would be obliterated by the flanking wall in the units and the bin store/waste recycling was inadequate.

Cllr Oakes addressed the Committee and welcomed the

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application as it would increase employment on the site. However, he felt that some aspects could be improved and not everyone had been sufficiently consulted:

1. There was a petition opposing the scheme.
2. The Committee was asked to postpone the decision.
3. The 250 parking spaces were fully used and the proposed 105 proposed would be insufficient.
4. There would be increased traffic on the site.
5. The visual impact on the new blocks of flats had not been considered.
6. The site required permeable surfaces.

The applicant addressed the Committee and stated that the site was in need of redevelopment. The proposal would provide a range of commercial units and would improve the attractiveness of the estate. The application has been subject to further negotiations with planners and it had been agreed to landscape some of the site which would improve the wide life corridor along the western part of the site. The proposal would include that the Safestore would have its own parking area adjacent to its location. It was further proposed to incorporate a one way traffic system on the site. The site had been subjected to an objection from the Environmental Agency however, the applicants had endeavoured to mitigate their issues.

In response to questions from the Committee the applicant reiterated that the Safestore would have its own dedicated parking spaces which was considered to be adequate for both employees and clients. The applicants had undertaken detailed discussions around the nature of the scheme, the quality of the materials to be used and landscape to be provided. The Committee was reminded that the site was 93% covered in concrete, access to the site was conditioned however, provision had been made to landscape as much as possible.

The Committee viewed the plans.

The Committee requested that the following conditions be included:

1. That the landscaping included species of trees to provide more greenery to the site.
2. That permeable tarmac be provided.
3. That the applicant actively works with the job centre to employ local people (change informative number 4 be conditioned)
4. That the contact details of a dedicated contact managing the construction site be provided to local residents.
5. That access to Cline Road be conditioned.

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The Chair moved a motion to grant the application.

RESOLVED

That the application be granted subject to conditions, the additional conditions 1-5 listed above and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/0598
FOR PLANNING COMMITTEE DATED 08/06/2009

Location: Bounds Green Industrial Estate, The Ringway N11

Proposal: Erection of 1,672 sqm of Use Class B8 storage for Safestore; erection of 6 Use Class B2 units (total 3,334 sqm) and 1 Use Class B1 unit (325 sqm); with associated parking (112 spaces for whole estate including 7 for disabled persons) and landscaping.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 4057-01 rev C, 02 rev A, 03 rev A, 04 rev A; 4057-sk01 rev L, 06 rev E, 07 rev I, 08 rev I, 09 rev A, 10 rev A, 11 rev A, 12 rev A, 13 rev A, 15, 16, 17 rev A, 18 rev A, 19 rev A; TS06-147G\1, 2, 3;

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 Authority.

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

4. A detailed landscape plan and planting scheme for Bounds Green

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Industrial Estate shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The planting scheme shall be fully implemented by the end of the first planting season, after completion of the development.

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

5. Notwithstanding condition 4 a detailed landscape plan and planting scheme shall be submitted to and agreed by the Local Planning Authority for the area of land within the development site labelled 'Nature Conservation Area' on dwg. 4057-SK01 Rev L to encourage ecological enhancement and habitat creation of this part of the site.

Reason: to enhance the site's nature conservation interest.

6. A Landscape Management Plan for Bounds Green Industrial Estate and the area labelled 'Nature Conservation Area' on dwg. 4057-SK01 Rev L, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. This shall include details of the maintenance regime for the landscaping scheme and the area labelled as 'Nature Conservation Area' on dwg. 4057-SK01 Rev L.

Reason: To ensure the satisfactory implementation and management of the landscaping and planting scheme.

7. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include the restriction of surface water run-off to 5l/s/l as detailed in the FRA (Opus Joynes Pike, May 2009).

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these.

8. 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.

9. Prior to the commencement of work a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of construction logistics as well as delivery service.

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.

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10. 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.

11. There shall be no external storage of materials, or construction or placing of racks and bins or other storage containers outside the buildings on site without the prior written approval of the Local Planning Authority.

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

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

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

13. A Parking Management Plan for the operation of Bounds Green Industrial Estate shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.

Reason: to minimise the traffic impact of this development on the Industrial Estate itself and on adjoining roads.

14. A site layout plan indicating a total of 24 disabled and 88 standard car parking spaces, as well as 44 cycle parking spaces in secure shelters, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.

Reason: to ensure appropriate car and cycle parking facilities are provided within the development;

15. A Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the development.

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.

16. Unit A8 hereby permitted, as indicated on dwg. 4057/SK01 Rev L, shall be restricted to use classes B1 'Business' and B8 'Storage or Distribution' only as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended, or any Order revoking or re-enacting that Order).

Reason: In the interests of neighbouring residential amenity.

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17. The development hereby permitted shall be undertaken in line with the recommendations contained within the Land Contamination Assessment Report (13 Feb 2009), prepared by OPUS Joynes Pike Ltd.
Reason: In order for the Local Planning Authority to ensure the site is contamination free.

18. Prior to the completion of the development hereby permitted a Training and Employment Strategy must be prepared and submitted to Council to demonstrate how barriers to employment can be removed, to enable local people benefit from opportunities likely to be generated at the construction and operational phases of this development.
Reason: To ensure that local community training and employment benefits are given due consideration as part of this development.

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

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

INFORMATIVE: This permission shall not be construed as giving permission for any signage, including any of the signage indicated on submitted drawings. All advertising signage for the development shall be the subject of to obtaining consent under the Town & Country Planning (Control of Advertisements) Regulations 1992.

INFORMATIVE: With regard to condition 4 above, the landscaping scheme will be required to incorporate tree planting of native species in appropriate locations on site.

INFORMATIVE: With regards to Condition 13 above, the applicant is advised that access to and from Bounds Green Industrial Estate will be required to be restricted to the Ring Way.

INFORMATIVE: The additional hardsurfacing to the site shall be of a porous paving system.

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	<p>REASONS FOR APPROVAL</p> <p>The proposed development is considered consistent with Policies EMP3 'Defined Employment Area - Employment Locations' and OS6 'Ecologically Valuable Sites and Their Corridors' of Haringey Unitary Development Plan (2006), as it is considered the objectives of both policies are fulfilled. It is considered the proposed development shall help to enhance the existing industrial estate in both physical and operational terms, without having a detrimental impact on the character and setting of the area or on the residential amenity of neighbouring properties. As such, the proposal is considered consistent with Policies UD3 'General Principles' and UD4 'Quality Design' of Haringey UDP (2006). It is considered there shall not be a detrimental impact on the public and private transport networks and that parking management within the site shall be improved overall. As such the proposed development is considered consistent with Policies M2 'Public Transport Network', M3 'New Development Location and Accessibility' and M10 'Parking for Development' of Haringey UDP (2006).</p> <p>Section 106: Yes</p>	
<p>PC12.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC13.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday 13 July 2009</p> <p>The meeting concluded at 9:55pm</p>	

COUNCILLOR SHEILA PEACOCK
Chair