

MINUTES OF PLANNING APPLICATIONS SUB COMMITTEE

23 January 2006

Councillors:

*Davidson (Chair), *Bevan (Vice Chair), Adamou, *Basu, *Dodds, *Peacock, *Rice, *Santry, *Engert, *Hare, *Newton

*Members present

PASC88 APOLOGIES (Agenda item 1)

Apologies were received from Cllr Adamou.

PASC89 ITEMS OF URGENT BUSINESS (Agenda Item 2)

The Chair had agreed to take a late item of urgent business in respect of Saltram Close Estate.

Members were advised that the reason for the urgency for the report on Saltram Close Housing Estate was to try to achieve the draw down of grant by Servite from the Housing Corporation as there would be no roll-over. The three parts of this major Estate Regeneration Scheme are linked by the single planning scheme and these changes need to be tied up before the other elements can be progressed.

It was a virtual necessity that the disposal of part of the Housing Estate land, which would require a further report to the Executive, was on a finalised and clear-cut planning basis. The Housing Service would need to ensure that the project was delivered by the end of March 2006.

The reason for lateness was that negotiations for the sale of the Council's land had not been concluded; agreement had been reached in principle, at officer level only, on 17 January 2006. The different aspects of the scheme and the different procedures inter-related but have caused delays to each other. The Chair of PASC has agreed to take it as a late/urgent item.

Planning Applications Sub Committee approved the Saltram Close Planning Application on 12 September 2005. The approval committed the Council and its partners to undertake further consultation and dialogue with the residents of Saltram Close Housing Estate to finalise interventions on site A; this report described the outcome of resident consultation. Paragraph 6 onwards highlighted the changes to the original application in more

detail and members were asked to note this and receive a further application in due course.

Two objectors spoke; one resident felt that a properly resourced and managed Community Centre would be an asset and provide activities for young people that could potentially reduce crime and vandalism. The Vice Chair of the Residents Association spoke and advised members that 56% of the local residents did not want a community centre. Members were advised that residents felt the consultation process had been very effective. They had held 2 meetings with the Metropolitan Police and their methods of stopping and questioning youths; dispersing them where appropriate, had proved very successful.

The Housing Officer addressed concerns about the decking and explained that it's removal would be part of phased works; the timetable for which would be fixed by May. Members were advised that officers had met with Church representatives with regard to the community centre and the underpass would be removed as part of the forthcoming flat development.

RESOLVED

Members noted the changes to proposals for Site A, following resident consultation. They asked to be circulated this item before it is considered again under Delegated Powers. They also stressed the importance of ongoing consultation with Education and Housing and the service directors were asked to note this.

PASC90 DECLARATIONS OF INTEREST (Agenda Item 3)

Councillor Newton advised those present that he was the Ward Councillor for 14-16 Creighton Avenue, however; he had made no public declaration of any opinion on this application so therefore this was not a personal or prejudicial interest; he simply wished to clarify the point. He also wished to correct an error in the report which said he had objected to the application, he stated that this was not the case.

Councillor Santry declared an interest in respect of item 8.8 (Coles Park Playing Fields, White Hart Lane) in that she had previously made a public representation on this item. She decided to leave the room when this application was discussed and decided on.

Councillor Hare was asked by other members if he should declare an interest in that he had previously represented Friends of the New River Action Group but he felt it was not a conflict of interest as he had not made any previous public representations on any of the items before PASC this evening.

PASC91 DEPUTATIONS/PETITIONS (Agenda Item 4)

The Chair of the Governors of Crowland Primary School had submitted a formal deputation to speak in support of a temporary all weather pitch in Markfield Park. It was agreed that this Deputation would be heard at the same time as the application.

PASC92 MINUTES (Agenda Item 5)

RESOLVED

That the minutes of the Planning Applications Sub Committees on 13 December 2005 be agreed and signed

PASC93 PERFORMANCE STATISTICS ON DEVELOPMENT CONTROL, BUILDING CONTROL AND PLANNING ENFORCEMENT (Agenda Item 6)

Members received the Planning Enforcement statistics as a tabled item. All statistics and reports were noted

The Assistant Director, Planning, Environmental Policy and Performance Enforcement made a particular reference to 93% achievement of target for major applications, 81% of minor applications and 91% of other applications

PASC94 DECISIONS UNDERTAKEN UNDER DELEGATED POWERS
(Agenda Item 7)

Noted

PASC95 PLANNING APPLICATIONS (Agenda Item 8)

RESOLVED

That the decisions of the Sub Committee on the planning applications and related matters, as set out in the schedule attached to these minutes, be approved or refused, with the following points noted:

1. Gladesmore School and Markfield Recreation Ground

Members agreed to receive a tabled letter from Sport England which set out two extra conditions which they asked to be added to this application. Officers advised that any objections from Sport England would trigger a referral to the Government Office for London. The original submission for the sports pitch had been amended and was now in accordance with the UDP. The size of the proposed sports pitch had been reduced to be the same as the existing pitch to be replaced, the size of the fencing had been reduced, the floodlighting removed and the consent was to be for a temporary period of 3 years. Members were asked to consider the urgency of this request, whether they considered it suitable use of Green Belt land; appropriate to the landscape and environment and whether any further delay to consider alternatives could impact on the timescale and the ODPM bid. A members' site visit to Markfield Recreation Ground had taken place that morning.

The objectors spoke and advised members that they considered this to be an inappropriate use of Green Belt land and were concerned about the impact of the use of tarmac on the drainage. Friends of the Parks Forum and the Local Wildlife Trust also made representations. Both groups felt that the emergency relocation of the school was a priority but that alternative sports

facilities should be found. They were concerned that portacabins created a gap between the ground which could attract horseplay and compromise safety. They were also concerned about noise and loss of amenity to residents if the facilities were used out of school hours. They were also concerned about the protection of 2 species of birds nesting in the park but officers advised that this was not a planning consideration.

The Ward Councillor spoke and stated that, although he sympathised with objectors concerns and agreed this was a very difficult decision to put before PASC members; the ongoing disruption to the children's' education was paramount.

The Chair of the Governors spoke and advised members of the stress which pupils, parents and teachers had been subjected to since the fire and relocation. Transporting pupils on buses lost an hour of teaching time every day and this seriously impacted on the ability to deliver the National Curriculum. The current PCT building was unsuitable, lacked an adequate playground facility and further transport was required to take the children to PE facilities. Many pupils have had to move and, as schools are funded on pupil numbers, this puts the sustainability of the school at risk. The Friends of Crowland Parents Association agreed with the Chair of Governors. Both groups paid tribute to the loyalty of the staff at Crowland but stressed that the temporary relocation, nearly a year ago, had been a huge blow to morale. Finally the majority of Tottenham residents could not afford private tutors to enable their children to catch up. The Education Officers present confirmed that Gladesmore Community School was dependant on an all weather sports pitch to deliver the National Curriculum. Finally, the Assistant Director, Planning, Environmental Policy and Performance reinforced to members that this was a single application and both parts must to be decided on in unison. She further stressed that the proposals for the building and the pitch were only suitable for temporary use.

In summing up; the Chair felt that all speakers had made valid and eloquent representations. Members agreed that this application was being submitted in exceptional circumstances and therefore should not set a precedent. Members agreed the application, subject to conditions including an amendment to condition 1, with the two extra conditions suggested by Sport England; one of which required the satisfactory restoration of the sports pitch; an extra condition that the space under the portacabin be closed in; a Methodology Statement on the pitch's

biodiversity and ecology and a condition on hours of use to be agreed.

2. 14-16 Creighton Avenue N10

Members were reminded that this item was previously heard at PASC on 28 November and had been deferred for a members site visit. Two objectors spoke who felt that Pages Hill residents would suffer the severest loss of amenity from this application. The aspect from Pages Hill had been surveyed by members during the site visit. The objectors felt that the development would cause overcrowding, the design was poor and that the area already had many similar properties. Planning Officers advised that they did not consider this a backland development (density standards in backlands are tighter). The local Ward Councillor also spoke in support of the objectors and felt that the fourth storey created a further loss of amenity from bulk, height and scale. The applicant spoke in support of his revisions to the original application and felt that he had addressed these concerns. Members decided to refuse the application on the grounds of bulk, mass, height, overbearing of rear block and loss of amenity to the occupiers of Pages Hill. Cllrs Dodds, Davidson and Rice abstained from the vote.

Cllr Bevan left the meeting after this item and returned during the item on 57 Mount Pleasant Road. Cllr Santry left after this item and returned for the item on 154 West Green Road N15.

3. Coles Park Playing Fields, White Hart Lane N17

Members agreed this application but with temporary permission for 2 years, not 1 year as stated in the application.

4. 154 West Green Road N15

Members were advised that this was a renewal of a previous permission which had not yet been implemented. Members agreed the application, subject to conditions and 106 agreement, with an extra informative about standards of materials and a condition about treatment of the Gable Ends.

5. Land at Winns Mews N15

Members had visited this site and a revised plan was tabled showing narrower units. Two objectors spoke and distributed site plans and photographs which set out their concerns about the

impact on the views from residents' gardens. A supporter of the application spoke about his concerns regarding alleged current use of the site by drug users, prostitutes and the rodent infestation. Members decided to refuse the application on the grounds of mass, bulk, the overbearing and intrusive nature of the fifth unit and loss of amenity. Conservation Area Consent also refused.

Cllrs Dodds and Basu left the meeting at this point. Cllr Bevan rejoined the meeting during the discussion of the next item and therefore did not vote on it.

6. 57 Mount Pleasant Road, N17

This application had also been the subject of a members' site visit and officers advised members that the application consisted of 4 parts. One section was the 'Certificate of Lawfulness'; usually dealt with under delegated powers, within the scope of permitted development. An objector spoke and outlined his concerns about excessive tree felling and felt that the basement was unsafe. The applicant spoke; a Social Care professional experienced in working with children with disability. Members were advised that the home (a 4 bedroom house) would accommodate 6 children and 2 supervisory staff; one on night duty. The applicant advised that the basement was currently under construction and therefore subject to further improvements. Members were also advised that the outbuilding on the site would be used for storage only. The planning officer clarified to members that the building must be contained within its boundaries or the Certificate of Lawfulness could not be granted.

Members agreed and refused the application as follows:

- Retention of dormer window – refused
- Retrospective Planning application for the erection of single storey out building in rear window (Certificate of Lawfulness) – deferred until the land issues could be examined and identified.
- Retention of basement to form storage space – agreed
- Change of use from residential to Children's home caring for a maximum of 6 children and supervising staff including the provision of a staff room/office -refused on the grounds of suitability of premises for the number of children to be cared for, parking, traffic disturbance, limited access for deliveries, and amenity of neighbours.

7 79 Creighton Avenue

Three objectors addressed the Committee, their main concerns being the potential traffic problems, lack of parking and impact on the safety on the children at nearby Fortismere School, the loss of amenity of local resident's gardens and overlooking, the excessive tree felling and the development being out of character. They had no objection to the use as a care home; although they felt that there were an adequate number of other care homes in the area. The friends of Coldfall Wood also addressed the committee to stress the ecological importance of this unique piece of woodland, which surrounded the development. The local ward councillor also spoke in support of the objectors; he felt that this was a building of special character in Muswell Hill and reminded PASC members that the application had been the subject of some 120 objections.

The applicant's representative supported the development in that she felt there was a shortage of respite care homes in the West of the Borough and that the building would be refurbished to modern care standards. She advised members that the applicant had worked extensively with a landscape architect and an arboriculturist and felt that overlooking was minimal. Furthermore; she understood that the land surrounding the development was an old garden and not the actual woodland. She advised that an appropriate rainwater/foundations survey would be carried out prior to commencement of works. Finally, a survey had been conducted of similar care homes' parking facilities and the proposed 7 spaces and 7 cycle spaces was felt to be adequate.

Members agreed the application, with 5 voting for and 3 voting against, with an enhancement to the informative/condition about trees in that the nature of the species should be specifically native; and that the Council's Nature Conservation Officer should be consulted about appropriate species. Extra Conditions to be added regarding 1) Hydrological survey to investigate any underground stream (in conjunction with Thames Water). 2) Submission of further elevational drawings showing details of feature or contrasting brickwork; 3) a Renewable Energy Sources condition.

PASC96 DATE OF NEXT MEETING

27 February 2006, 7pm

The application in respect of 35A Wood Value N10 and the Tree Preservations Orders to be deferred to this meeting.

The meeting ended at 11.15 pm

INFORMATION RELATING TO APPLICATION REF: HGY/2005/0711
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 23/01/2006

Location: Coles Park Playing Fields White Hart Lane N17

Proposal: Use of car park as a market selling new and second hand goods on Saturdays and Sundays only between 0700 and 1300 hours.

Recommendation Grant subject to conditions.

Decision: Grant subject to conditions.

Drawing Nos. Site Plan

Conditions

1. That this permission shall be for a limited period expiring on 23 January 2008 when the use hereby approved shall be discontinued and determined and the land reinstated to the satisfaction of the Local Planning Authority.
Reason: In order to enable the Local Planning Authority to review and assess the use following experience after a period of operation.
2. The use hereby permitted shall only be operated on Saturdays and Sundays only and shall not be operated before 0700 or after 1300 hours.
Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.
3. That a detailed scheme for the provision of refuse, waste storage and recycling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use. Such a scheme as approved shall be implemented and temporarily retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality.
4. Vehicles may arrive, depart, be loaded or unloaded within the general area of the application site only between 0700 hours and 1400 hours on Saturdays and Sundays.
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.
5. Provision shall be made for parking of 40 and 170 vehicles, respectively for Saturdays and Sundays, visiting the site. The use hereby permitted shall not be brought into effect until such provision has been made.
Reason: In order to enable vehicles using the site to stand clear of the highway in the interests of road safety.
6. That the applicant erects and lines up traffic cones, stretching 150m east and west of the site access junction and on both sides of this stretch of White Hart Lane. The applicant must remove the cones at close of business on each Saturday and Sunday the use is operated.
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.
7. That Parking Supervisors must be appointed to enforce the parking restrictions around the site access.

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.

8. That not more than 80 stalls shall operate on the site.

Reason: In order to limit the total number of stalls in the interest of amenity impact in the locality.

REASONS FOR APPROVAL

It is considered that the proposed car boot sale/ market would not cause undue harm to the immediate locality or the general environment in that the use would operate on part of Saturdays and Sundays only and the proposal includes adequate arrangements for servicing, storage and disposal of refuse. Accordingly the proposal is considered to be in line with Haringey Unitary Development Plan Policies STC 2.2 A1 'Uses Street Markets', TSP 7.1 'Parking for Development', DES 1.9 'Privacy and Amenity of Neighbours' CSF 1.1 'Provision of Community Facilities' and RIM 3.2 'Pollution and Nuisance from new Development' of the Haringey Unitary Development Plan. It is therefore recommended that temporary permission be granted to allow Council to monitor and review use.

Section 106 – No.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1827
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 23/01/2006

Location: 14 - 16 Creighton Road N10

Proposal: Demolition of existing pair of houses and erection of 6 x 3 storey four bedroom houses with parking.

Recommendation Grant subject to conditions and a Section 106 Legal Agreement.

Decision: Refuse

Drawing Nos. 205082/010, 030, 031, 110, 120, 121, 122, 123, 130, 131 & 132.

Reason

1. The site is currently occupied by a pair of semi-detached dwellings close to the road frontage to Creighton Avenue; with the rear garden as a substantially open and grassed area. The proposed development would bring buildings towards the rear of site closer to the boundary of the site with the back gardens of properties in Pages Hill to the east. Due to the topography of the site, the central pair of the six proposed semi-detached houses (Units 3 & 4) would be very prominent in views from the rear of properties in Pages Hill; and would be overbearing, of excessive height and detrimental to the amenities of occupiers of properties in Pages Hill. As such, it would be contrary to Policies DES 1.9 (Privacy & Amenity) and DES 1.3 (Design Quality, Enclosure, Height & Scale) of the adopted Haringey Development Plan.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1874
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 23/01/2006

Location: 154 West Green Road N15

Proposal: Residential development of site to include erection of 1 x 2 storey block comprising 6 x two bed houses and 2 x one bed flats (renewal of planning permission reference HGY/2000/1437, granted 14.12.2000).

Recommendation: Grant subject to conditions & Section 106 Legal Agreement.

Decision: Grant subject to conditions & Section 106 Legal Agreement.

Drawing No.s PMA/AY/05D & 06B.

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 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.

3. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

b) Explanation of how total energy demand will be reduced by 20% relative to the baseline developed in a), through improvements to building energy efficiency standards.

Calculation of the resulting carbon savings.

c) The strategy must examine the potential use of CHP to supply thermal and electrical energy to the site. The scale of the CHP generation and distribution infrastructure to be determined through agreed feasibility studies. Resulting carbon savings to be calculated.

d) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (ie after b. and c. are accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of 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.

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 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. 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.

6. That a detailed scheme for the provision of refuse, waste storage and recycling 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.

7. That the gable ends shown on the submitted drawings shall be constructed as hipped ends, details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

Reason: In order to protect the amenities of neighbouring occupiers of their properties.

INFORMATIVE: That the submission of details of materials should include bricks, rooftiles and details of doors and window frames. It is considered that because the site falls within a Conservation Area the materials should be of high quality and the doors and windows should be of wood and not in UPVC material

REASONS FOR APPROVAL

This scheme was approved under planning permission reference HGY/2000/1437 in December 2000. In view of the emerging and the adopted Plan, it is considered that the scheme is in compliance with policies HSG2 'Change of Use to Residential', UD3 'Quality Design', DES 1.1 'Good Design and How Design Will be Assessed', HSG 2.2 'Residential Densities', HSG 2.3 'Backland Development', DES 1.9 'Privacy and Amenity of Neighbours' and DES 2.2 'Preservation and Enhancement of Conservation Areas' of the Haringey Unitary Development Plan.

Section 106 - Yes

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1543
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 23/01/2006

Location: Land at Winns Mews N15

Proposal: Demolition of existing buildings and erection of 1 x 2 storey 3 bedroom house and 1 x 2 storey block comprising 4 x 3 bed mews style houses. Provision of refuse and bicycle storage.

Recommendation Grant subject to conditions & Section 106 Legal Agreement

Decision Refuse

Drawing No.s PP/01, 02, 03, 04, 05, 06, 07, 08C, 09C, 10C, 11C, 12B, 13B, 14C, 15B, 16B, 17C, 18C, 19C, 20C, 21, 22, 23B & 24.

Reason:

1. The proposed house situated between the rear boundaries of the properties in Grove Park Road (House No. 5 as shown on the submitted plans) would be overbearing in relation to neighbouring properties by reason of height, bulk, size and proximity which would result in visual intrusion, loss of outlook and overshadowing contrary to Unitary Development Plan Policies DES 1.1 'Good Design & How Design Will Be Assessed', DES 1.4 Assessment Of Design Quality (3) Building Lines, Layout, Form, Rhythm & Massing', DES 1.10 'Overdevelopment', DES 1.9 'Privacy & Amenity Of Neighbours', HSG 2.3 'Backland Housing' and Haringey Unitary Development Plan First Deposit Consultation Draft, September 2003, Policy UD 2 'General Principles' and HSG 1 'New Housing Developments & General Principles' and Supplementary Planning Guidance SPG 3C 'Backland Development'.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1577
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 23/01/2006

Location: Land at Winns Mews N15

Proposal: Conservation Area Consent for the demolition of existing buildings and erection of 1 x 2 storey 3 bedroom house and 1 x 2 storey block comprising 4 x three bed mews style houses. Provision of refuse and bicycle storage.

Recommendation: Grant subject to conditions & Section 106 Legal Agreement.

Decision: Refuse

Drawing No.s PP/01, 02, 03, 04, 05, 06, 07, 8C, 09C, 10C, 11C, 12B, 13B, 14C, 15B, 16B, 17C, 18C, 19C, 20C, 21, 22, 23B & 24.

Reason

1. The proposed demolition of buildings in the Clyde Circus Conservation Area would be premature in that the Local Planning Authority has not received an application and/or granted planning permission for a suitable replacement development. Premature demolition would result in unsightliness detrimental to the amenities of the area.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1103
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 23/01/2006

Location: 57 Mount Pleasant Road N17

Proposal: Retention of basement to form storage space.

Recommendation: Grant subject to conditions.

Decision Grant subject to conditions.

Drawing Nos. Unnumbered Floor Plan.

Conditions

1. The development hereby authorised must be used for storage purposes only in conjunction with the main property.

Reason: In order to protect the amenity of future residents of the site.

REASONS FOR APPROVAL

The proposal at 57 Mount Pleasant Road for the retention of basement to form storage space complies with Policies DES 1.9 'Privacy and Amenity of Neighbours'; and DES 5.3 'Residential Alterations and Extensions' in the Haringey Unitary Development Plan, it is not detrimental to the character of the original building or any adjoining property. It would therefore be appropriate to recommend that Planning permission be granted.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1122
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 23/01/2006

Location: 57 Mount Pleasant Road N17

Proposal: Retention of rear dormer window erected without planning permission.

Recommendation: Refuse

Decision: Refuse

Drawing No. Unnumbered dated August 2005.

Reason:

1. The proposed development by reason of excessive size and scale is out of character with the building and development in the vicinity and results in a significant negative impact on the amenity of the area contrary to Policy DES 5.7 'Dormer Windows, Roof Extensions and Loft Conversions' in the Haringey Unitary Development Plan.

INFORMATION RELATING TO APPLICATION REF: HGY/2004/2024
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 23/01/2006

Location: 57 Mount Pleasant Road N17

Proposal: Change of use from residential to childrens home caring for a maximum of six children and supervising staff.

Recommendation Grant subject to conditions.

Decision: Refuse

Drawing No.s Unumbered floor plans as amended 29/11/2004.

Reasons

1. The proposed change of use to a Childrens Home would be contrary to Policies HSG 2.17 'Provision Of Residential Care & Nursing Homes (Class C2), HSG 3.1 'Loss Of Residential Accommodation', RIM 3.2 'Pollution & Nuisance From New Development' of the Harringey Unitary Development Plan and CW1 'New Community Facilities' of the Revised Deposit Consultation Draft, September 2004 Haringey Unitary Development Plan by reason of loss of residential use, being a mid terraced property resulting in overintensive use, loss of amenity to adjoining neighbours, traffic congestion and lack of car parking in the vicinity.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1932 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 23/01/2006

Location: 79 Creighton Avenue N10

Proposal: Demolition of existing building and redevelopment to include erection of a three storey nursing home with associated parking and landscaping.

Recommendation: Grant subject to conditions.

Decision: Grant subject to conditions.

Drawing No.s 250_DE_1.002 Rev. A, 205_DE_2.002, 205_DE_2.003, 205_DE_2.006 Rev. A, 205_DE_2.010, 205_DE_3.001 Rev. A & 2510.610/Vegetation Plan/A0C

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. Development shall not commence until a scheme demonstrating the following:

- a) that the proposed access gate at the eastern vehicular entrance will open away from the highway only, and is recessed at least 5 metres from the front boundary of the plot; and,
- b) a 'No Entry' sign is erected at the western exist from the site,

has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the safe movement of pedestrians on the footpath and vehicular traffic on the highway.

5. Development shall not commence until an arboricultural Method Statement has been produced and agreed in writing by the Local Planning Authority. The Method Statement shall indicate the proposed chronology of events with regard to tree protection, as well as a revised site plan clearly showing the Tree Protection Zones. Engineering details will also be required for the construction of the proposed footpath. In addition to the above, the method statement shall also indicate the location of the site compound and storage area, including details of where service runs are to be installed.

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

6. 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.

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

7. 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.

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

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

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 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). The planting scheme shall include native species of plants and shall be agreed with the Council's Arboriculturalist and the Council's Nature Conservation Officer. Any trees or plants 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.

10. 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.

11. Before the building is occupied, seven (7) car parking spaces and adequate manoeuvring space shall be provided and marked out within the curtilage of the building in accordance with the details indicated on the approved plans, and such space shall thereafter be retained permanently for the accommodation of the vehicles of the occupiers or users of, and persons calling at the building only and shall not be used for any other purpose.

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.

12. That a detailed scheme for the provision of recycling and 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.

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. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.

15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected, including any existing boundary treatment to be retained. The boundary treatment shall be

completed before the building is occupied and any existing boundary treatment shown as retained shall be permanently retained. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity.

16. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 (as amended) the premises shall be used only as a Residential Care Home on the ground and first floors, with sheltered or close care accommodation on the top floor, and shall not be used for any other purpose including any purpose within Class C2 unless approval is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.

17. All windows in the building's western flank elevation, other than those at ground floor level, shall be of a fixed design and obscure glazed.

Reason: In the interests of the privacy of adjoining residential occupiers.

18. A hydrological investigation to determine (a) the existence of any underground stream or watercourse at the application site, and (b) the need for any remediation measures to ensure the flow of such watercourses is not interfered with; shall be submitted to and approved by the Local Planning Authority in conjunction with Thames Water, prior to commencement of development; the proposed development shall thereafter be carried out in accordance with the recommendations of such an investigation.

Reason: In order to protect the ecological value of any sub-surface watercourse.

19. Notwithstanding the elevational details shown on drawing No. DE. 3.001 Rev A, detailed drawings of the front elevation of the proposed development, to include details of feature brickwork, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.

Reason;

In order that the Council may be satisfied as to the external appearance of the development.

20. Prior to the commencement of development, a Site-Wide energy Use Assessment Strategy shall be submitted to the Local Planning Authority for its approval, showing:-

(a) Baseline annual projected demand for thermal (including heating and cooling) and electrical energy, and resulting carbon emissions, based on contemporaneous building regulations minimum standards.

(b) Explanation of how total energy demand will be reduced by 20% relative to the baseline developed in (a) above, through improvements to building energy efficiency standards; and consequent carbon savings.

(c) Inclusion of on-site renewable energy generation measures to reduce carbon emissions by 10%.

Reason: To ensure the development incorporates energy efficiency measures in order to contribute to a reduction of Carbon Dioxide emissions generated by the development, in line with national and local Policy Guidance in particular Policies ENV6 and ENV6A of the Revised Haringey Unitary Development Plan 2004.

INFORMATIVE 1: With regard to crime prevention, the proposal has been assessed by Haringey Borough Police - Crime Prevention Design Advisor, who commented as follows:

- The planting at the site must not compromise security and surveillance. This is crucial in new developments where careless planting of certain vigorous plants will in a relatively short time impede

natural surveillance and offer cover and concealment for an offender. This is particularly important for the formal planters located around the edge of the building. Plants must be kept low to avoid reducing lines of sight of the car park and grounds.

- The developer should consider a video entry system for visual identification of callers and good quality doors to exclude the opportunist thief. In particular, the side entrance (entrance "S") may be vulnerable to intrusion as it is located away from the sight and control of reception. We can give further advice as necessary.

- The home and bedrooms would benefit from the enhanced security standards detailed in the "Secured by Design Scheme" (www.securedbydesign.com) and I recommend that consideration is given to achieving the standards. There is good advice on the website specifically tailored to sheltered accommodation which I recommend the developer examines.

The design and planning stage of the development is the ideal opportunity to reduce crime opportunities. The Crime Prevention Department can meet with the developer to discuss the scheme as required. We can be contacted on 020 8345 2164.

INFORMATIVE 2: 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.

INFORMATIVE 3: With regard to Condition No. 5 above, your attention is drawn to the following:

- The protective fencing must be constructed of stout wooden boards securely attached to a scaffold framework to a height of 2.4m. (BS 5837: 2005, Figure 2);
- The fencing must be erected before any construction work commences on site, be inspected by the Local Authority Tree Officer and remain until the development is complete;
- The Tree Protection Zone must remain in place until construction works are complete. No access will be allowed without prior agreement with the Local Authority Tree Officer;
- No materials are to be stored in this area and no changes to the soil levels;
- The existing hard surfacing must be retained to offer greater protection for tree roots; and,
- Protective fencing must also be erected along the boundary of the development site to ensure safe retention of all trees and shrubs on the designated Metropolitan Open Land to the rear.

REASONS FOR APPROVAL: Planning permission has been granted as the principle of the use is considered acceptable with some slight reservations due to its position at some distance from local services, however it is considered that this factor is outweighed by other factors, such as the proximity to excellent passive recreation facilities such as Coldfall Woods. The height of the new building is in keeping with that of the building it intends to replace, albeit with a larger footprint and greater bulk. Notwithstanding this, the plot is large, and would retain a significant amount of natural vegetation and open space, both within the frontage and to the rear. The proposal would not have a significantly greater impact on the openness of the Metropolitan Open Land than the existing building. The design retains all TPO trees on site, and its

impact on the amenities of the surrounding residents is not considered to be so severe as to warrant refusal of the application.

Section 106 – No.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/2229
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 23/01/2006

Location: Gladesmore Community School Crowland Road N15

Proposal: Erection of 8 x single storey temporary classroom buildings on Gladesmore Community School outdoor sports pitch to replace fire-damaged Crowland School for a period of 3 years. Relocation of Gladesmore Community School all weather sports pitch in Markfield Recreation Ground with out of hours community use

Recommendation: Grant subject to conditions.

Decision: Grant subject to conditions.

Drawing No. 0518 (D) 001Rev B

Conditions:

1. That this permission shall be for a limited period expiring on either (i) 23 January 2009 or (ii) when the permanent replacement of Crowland primary school is available for occupation, whichever is the sooner, when the works hereby approved shall be removed and the land reinstated to the satisfaction of the Local Planning Authority.

Reason: The building and pitch, because of their design and siting, are not considered suitable for permanent retention.

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. That adequate security measures and maintenance provisions to the all-weather pitch hereby approved be provided, full details of which shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the development of the pitch commencing, and that the costs associated with the security and maintenance of the sports pitch be met by the applicant.

Reason: To ensure adequate security and maintenance to the sports pitch.

4. 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.

5. Details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed with the Local Planning Authority prior to the commencement of the building works.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

6. That full details of the fencing proposed to the pitch hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development.
Reason: to ensure the proper appearance of the development.
7. That details of any charging policy for the sports pitch hereby approved, shall be submitted to and approved in writing by, the Local Planning Authority, prior to the commencement of the use of the pitch.
Reason: to ensure that adequate public access is provided.
8. That the applicants submit full details of the drainage works associated with the development hereby approved and meet the full costs of those works
Reason: to ensure the satisfactory drainage of the proposed development.
9. That the portacabins hereby approved shall be used for normal school hours and for school purposes only.
Reason: In order to protect the amenities of nearby occupiers of their properties.
10. That the portacabins hereby approved shall be fitted with skirts to ground level to prevent access underneath the buildings.
Reason: In order to protect the amenities of nearby occupiers of their properties.
11. Satisfactory restoration of the grass playing field in Markfield Recreation Ground, incorporating improved drainage as necessary, shall be carried out as soon as possible after removal of the temporary all weather pitch. This should comply with Sport England's Design Guidance Note: Natural Turf For Sport.
Reason: In order to ensure that the grass playing field is reinstated in the future to preserve the existing provision of sports pitches in the recreation ground.
12. The artificial turf pitch shall be restored, and any other remedial works necessary undertaken, at Gladesmore School as soon as possible following the removal of the temporary buildings to ensure the pitch is safe for use.
Reason: In order to ensure that satisfactory playing pitch provision is maintained at Gladesmore School and that the pitch is safe for use.
13. That a methodology report comparing the methods of construction and the sub surface materials to be used in the construction of the proposed pitch shall be submitted to and approved by the Local Planning Authority before the commencement of the work. Such report shall refer to:
 - a) The degree of excavation required.
 - b) The ecological value of storing and reusing existing soil.
 - c) The proposed deeper materials and surface soil of the restored grass surface.
 - d) Proposals for drainage.
 - e) Proposals for the prevention and compaction during construction and restoration process and protection to the root systems of nearby trees.
 - f) Options for minimising transport related impacts upon the park.

Such details as agreed shall be implemented to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the pitch is constructed in a manner which will cause least damage to the Recreation Ground and allow proper restoration of the Recreation Ground in the future.

REASONS FOR APPROVAL

The proposal is considered to comply with relevant national and local policies and guidance. The permission is limited for a period expiring on 23 January 2009 or such time as a permanent replacement facility becomes available, whichever is the sooner.

Section 106 - No