

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 15 SEPTEMBER 2009**

Councillors: Beacham, Demirci, Dodds (Vice-Chair), Hare, Mallett, Reid, Santry and Wilson

Also Present: Councillor John Bevan and Councillor Gail Engert.

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC30.	<p>APOLOGIES</p> <p>Apologies for absence were received from Councillor Sheila Peacock and Councillor Gina Adamou substituted for her.</p> <p>Councillor Ray Dodds Chaired the meeting in Councillor Sheila Peacock's absence.</p>	
PC31.	<p>URGENT BUSINESS</p> <p>No items of Urgent Business were raised.</p>	
PC32.	<p>DECLARATIONS OF INTEREST</p> <p>No declarations of interest were raised.</p>	
PC33.	<p>DEPUTATIONS/PETITIONS</p> <p>No petitions or deputations were received.</p>	
PC34.	<p>MINUTES</p> <p>RESOLVED:</p> <p>That the minutes of the meeting held on 13 July 2009 be confirmed as a correct record.</p>	
PC35.	<p>APPEAL DECISIONS</p> <p>The Committee received a report that detailed the outcome of appeal decisions determined by the Department of Communities and Local Government (DCLG) during the period commencing 1 June to 31 July 2009.</p> <p>It was noted that during June, ten appeals had been determined, two of which had been allowed. A further seven were dismissed and one had been withdrawn.</p> <p>During July twelve appeals had been determined by the DCLG. Seven of these had been allowed and five had been dismissed.</p>	

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	<p>The Committee was advised that costs had been awarded with respect to planning application reference HGY/2008/1020 and HGY/2008/1021, which related to land to the rear of 27-47 Cecil Park, N8 9AX. It was noted that the Planning Inspector had dismissed Appeal A; however, Appeal B had been allowed on different grounds as the Planning Inspector considered that the proposed demolition of the garages would increase on street parking and consequently damage the Conservation Area.</p> <p>It was noted that costs had also been incurred with respect to planning application reference HGY/2008/0152, which related to 25 Watson Road.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
<p>PC36.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee received a report setting out the decisions made under delegated authority by the Head of Development Management (North and South) and the Chair of the Planning Committee.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
<p>PC37.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee received a report that provided an overview of performance against Development Control and Planning targets since the previous meeting held on 13 July 2009.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
<p>PC38.</p>	<p>PLANNING ENFORCEMENT UPDATE</p> <p>The Committee received a report that provided an overview of performance with respect to planning enforcement during the last Quarter.</p> <p>In response to a query the Committee was advised that breeches of conditions seen during the last quarter did not indicate any new trends.</p> <p>It was agreed that queries with respect to customer complaints and how these could be dealt with more effectively should be held outside the meeting.</p> <p>RESOLVED:</p>	

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	<p>That the report be noted.</p>	
<p>PC39.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered a report recommending the confirmation of Tree Preservation Orders at:</p> <ul style="list-style-type: none"> • Rear garden of 185 Alexandra Park Road • Rear garden of 56 Park Ridings <p>RESOLVED:</p> <p>That the Tree Preservation orders, detailed in the report, be approved.</p>	
<p>PC40.</p>	<p>DRAFT DESIGN GUIDANCE FOR SOUTH TOTTENHAM HOUSE EXTENSIONS, SEPTEMBER 2009</p> <p>The Committee considered a report presenting draft Design Guidance, with respect to South Tottenham House Extensions, which would be issued for public consultation following adoption by Cabinet in October 2009.</p> <p>It was noted that there had been a drafting error in the report, which sought approval from the Planning Committee, rather than the Cabinet, to issue the draft guidance for public consultation. The Committee was advised that the recommendation should have sought approval to recommend to the Cabinet that it approve the issuing of the draft Guidance, as it was not within the Committee's gift to make this decision.</p> <p>The Committee was given a summary of the report and the process that had been undertaken in forming the proposed guidance.</p> <p>In response to a query the Committee was advised that whilst the guidance recommended the adoption of certain types of extension, there would be no compulsion to alter existing extensions. There would be no objection to a mix of the three styles proposed being used within individual streets.</p> <p>The Committee was advised that the drawings presented were indicative and that details of the materials to be used could be specified by condition.</p> <p>It was noted that under permitted development rights individuals were able to build on up to half of land behind their properties and therefore conditions could not be imposed that would contradict this.</p> <p>There was agreement that the document should be amended to include dormer windows at the rear of buildings where flat roofs were used and it was suggested that this could be incorporated within the first design set.</p>	

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	<p>Councillor Joe Goldberg addressed the Committee. He commended the guidance and noted that the consultation process undertaken had been particularly successful. He noted that engagement with the local community had helped to form guidance that addressed the needs of the local community and that would improve design standards in the area.</p> <p>Mr Davidson spoke in support of the adoption of the guidance.</p> <p>RESOLVED:</p> <p>That the Planning Committee recommend that the Council's Cabinet issue the Draft Design Guidance for South Tottenham Extensions, September 2009, as set out in the report, for public consultation.</p>	
<p>PC41.</p>	<p>185A PARK ROAD, N8</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>In addition to those list in the report, five additional letters of objection and two letters of support had been received from local residents.</p> <p>The Committee discussed the application and it was noted that several local residents had advised that they had not received correspondence from the Local Authority notifying them of the timescale for submitting objections.</p> <p>In response the Committee was advised that local residents had been sent letters within the prescribed timetable notifying them of the application and of date of the Planning Committee meeting when it was due to be considered. It was likely that the recent postal strikes had delayed the receipt of these letters.</p> <p>At the invitation of the Chair, Mr Edmund Gordon of 179 Cranley Gardens and Mr Mel Cairns of 67 Glasslyn Road, spoke in objection to the application.</p> <p>Councillor Gail Engert addressed the Committee and advised that she also spoke on behalf of Councillor Jonathan Bloch.</p> <p>Councillor Engert noted that the land was designated as Metropolitan Open Land under the ?? She contended that application proposed was unacceptable in terms of the additional level of traffic it would generate on a road that was already congested. The increased use of the area would also create additional noise and disturbance to local residents. Councillor Engert contended that as Public transport was limited, with just one bus route serving the area, the site was not suitable for any additional use.</p>	

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In response to a question Councillor Engert advised that the widening of the entrance would alter the character of the area.

At the invitation of the Chair, Mr Clifford Tibber, Chairman of the North Middlesex Cricket Club, spoke in support of the application and the Committee put a number of questions to him following his statement.

Mr Tibber clarified that clarified that the Cricket Club was not the applicant and confirmed that the Cricket Club would continue to use the existing changing facilities if the application were granted.

With respect to residents concerns over additional noise, the Committee was advised that as the leaseholder, the cricket club had imposed conditions and restrictions to mitigate noise before it had agreed to support the application.

It was noted that the application did not seek to introduce flood lighting. If this were to be added planning permission would be required.

At the invitation of the Chair, Carolyn Apcar, the applicant's agent, spoke in support of the application and the Committee put a number of questions to her.

With respect to the impact of the proposal upon traffic the site and requests for a new traffic survey to be undertaken, the Committee was advised that a new survey had not been considered necessary as the proposal did not represent a change of use.

In terms of the widening of the entrance to the site Miss Apcar noted that this represented an improvement as the existing entrance only allowed one car to access the site at any one time. She noted an objections could only be made in relation to material planning considerations. As this was an improvement to an existing access point it was not a material consideration.

It was noted that the proposed number of parking spaces accorded with planning regulations. As the activities taking place were seasonal there would not be any one time of the year when the whole of the site was being used.

In response to a query the Committee was advised that there was a high demand for playing surfaces of this type and that they would be made available for use by local schools and clubs.

With respect to the additional noise generated Miss Apcar advised that consideration had been given to this and a planting scheme to mitigate noise had been included within the application. As the area was not one of recognised ecological importance and there were no known bat colonies in the area, a survey to assess this had not been undertaken.

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The Assistant Director summarised discussion and advised that an additional traffic survey had not been considered appropriate as there was no change of use proposed. Although much of the site was not used at present, there was nothing to prevent this being used to its full potential and therefore it had to be assumed that there would not be a significant amount of additional traffic generated.

The applicant had stated how noise would be mitigated and in the absence of any evidence that there was a bat colony on the site it would not be reasonable to require a survey with respect to this to be undertaken.

The Committee discussed the application and there was agreement that, if it were to be approved the following would need to be attached to the application:

- Restriction of hours of use to 9am – 8pm
- An Informative limiting the use of artificial lighting
- Fencing / Mature planting required along the footpath

RESOLVED:

That planning application reference, HGY/2009/0723 be approved, subject to the conditions set out below:

Conditions

1 – The hours of use to be changed for summer months – 20.00 rather than 21.00

2. A scheme for the repair/ replacement of the fence along the southern boundary of the site adjoining the public footpath shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the development. This scheme shall be fully implemented before the multi use games area hereby approved is brought into use.

Reason: To prevent danger, obstruction and inconvenience to users of the adjoining public footpath.

3. No development shall take place until a walk-over survey (in conjunction with the Council's Ecology Officer) has been carried out for the presence of bats on site and has been approved in writing by the Local Planning Authority. Should the presence of bats be found, then no development shall take place until full details of measures for bat migration and conservation have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the ecology of the Metropolitan Open Lane and to protect species in line with UK and European Law.

4. No floodlighting or other form of external lighting, temporary of

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	<p>permanent, shall be installed in connection with the development hereby approved as such works would require the express consent of the Local Planning Authority.</p> <p>Reason: In the interest of safeguarding local amenity and the character of the Metropolitan Open Lane.</p>	
<p>PC42.</p>	<p>FORMER DAY NURSERY SITE, PLEVNA CRESCENT N15</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>At the invitation of the Chair, Ms Belinda Batten of 99 Plevna Crescent, spoke in objection to the application. Following her statement Ms Batten agreed to show the Committee, on the plans provided, where rubbish was being left.</p> <p>Councillor Bevan, Cabinet Member for Housing, addressed the Committee. He contended that there were contradictory sets of figures within the report with respect to the number of parking spaces allocated. He also raised concern at the proposed use of a gated access, which he argued would be prone to breaking down and vulnerable to vandalism, causing residents problems when accessing their properties.</p> <p>At the invitation of the Chair, the applicants agent Mr Ruffels, spoke in support of the application.</p> <p>Following his statement the Committee put questions to Mr Ruffels. In response to a query, the Committee was advised that the gated access had been included on the advice of Police Design Consultant. Provision would be made within the contract for the ongoing maintenance of these.</p> <p>In terms of the provision of parking spaces within the scheme Mr Ruffels advised that planning guidance had been followed here and the application reflected this. At present no arrangement had been formed with the adjacent estates to allow residents of the new scheme to park in existing parking bays.</p> <p>The Committee discussed proposals with respect to the distribution of Affordable Housing within the site and concern was raised that this was situated in one block rather than being 'pepper potted' throughout the site. The Committee was advised that this approach had been taken as it was simpler for Housing Associations to manage schemes when they were situated in one block.</p> <p>There was a general consensus that the applicant should be asked to have further discussions with the Police with regard to the use of a gated access, with a view to removing these and that an Informative to this</p>	

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effect should be attached to any approval.

The Committee was advised that, if it were minded to approve the application, the Code Level referred to in the report, with respect to sustainability, should be reduced from Level 4 to Level 3. Level 4 had originally been suggested as this would be the standard applied as of next year. However, the applicant had requested that Level 3 be applied in this instance as the specification had already been worked up on this basis.

RESOLVED:

That planning application reference be granted, subject to conditions and Legal Agreement set out below:

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.

Materials and Landscaping:

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. 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

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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.

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.

Others:

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. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

8. 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.

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

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

Reason: To avoid overdevelopment of the site.

10. 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.

11. A scheme for the setting back of the gate to at least 6metres into the site shall be submitted to, approved in writing by, and implemented in accordance with the requirements of the Local Planning Authority.

Reason: To prevent any obstruction to the pedestrian movements along the adjoining footway by vehicles accessing the development.

12. 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.

2). (b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site: Resulting carbon savings to be calculated.

2). (c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 20% subject to feasibility studies carried out to the approval of LB Haringey.

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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.

13. The proposed development must achieve level 3 Code for Sustainable Homes.

Reason: To ensure that development is in line with National Policy and Local Policy Guidance.

14. That details of a scheme to provide permeable surfaces in relation to the hard landscaping areas of the proposed development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such approved scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that surface water run off from the hard landscaped areas is reduced to a minimum.

15. That the two existing Sycamore trees on the Northern Boundary of the site adjacent to 149 Plevna Crescent shall be retained and a scheme for their protection during the construction process shall be submitted to and agreed by the Local Planning Authority before the commencement of the works. Such agreed scheme to be implemented to the satisfaction of the Local Planning Authority during the construction process.

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

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.

INFORMATIVE: The necessary works to alter the existing vehicle crossover will be carried out by the Council at the applicants expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: That further consideration be given to the need for the provision of secure gate at the entrance to the car parking area before the works commence.

INFORMATIVE: That discussion takes place between representatives of Homes for Haringey and the applicants concerning the management of car parking in the locality before development is occupied.

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	<p>INFORMATIVE: That the materials to be agreed for the proposed development shall reflect the materials of the existing buildings on the Plevna Crescent Estate.</p> <p><u>Reasons for Approval:</u></p> <p>The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The proposed height of the buildings at three storey would conform to the predominate height of existing buildings in the locality and the overall design would not comprise the local area in general. The proposed density conforms to current guidelines set out in The London Plan and the proposed housing provision would contribute the Council's housing target. The provision of car parking is considered acceptable given the site's closeness to public transport links and the assessment by the Council's Transportation Team that the level of predicted traffic from the scheme would be 'significantly lower than that which would have been generated by the existing day nursery use.' They also consider that vehicle movements emanating from the proposed development would not have any significant adverse traffic impact on the adjacent roads. 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', HSG10 'Dwelling Mix', HSG4 'Affordable Housing', HSG7 'Housing for Special Needs', M9 'Car-Free Residential Developments' and 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>PC43.</p>	<p>COPPETTS WOOD HOSPITAL, COPPETTS ROAD N10</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>Councillor Bevan, Cabinet Member for Housing, addressed the Committee and noted that he had several concerns with respect to the application. He queried whether the application had been considered by the Design Panel and raised concern with regard to the level of Affordable Housing achieved and the way in which it was distributed throughout the scheme.</p> <p>Given that the waiting list for housing was high and the level of people living in Temporary Accommodation, Councillor Bevan contended that the 50% Affordable Housing should have been achieved. He also noted that this should be 'pepper potted' throughout the scheme rather than being limited to one area.</p>	

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	<p>The Committee was advised that the target of 50% Affordable Housing was a guide line and justification had been provided for the lower level, which was set out in the application. There were management issues attached to mixing different types of tenure and this was why the Affordable Housing was located in specific areas of the site.</p> <p>Members expressed concern that this was a recurring issue and there was a general consensus that a process ought to be established with Housing Associations to allow tenures to be mixed and to overcome their concerns with respect to this.</p> <p>The Assistant Director advised the Committee that the level of Affordable Housing was acceptable in planning terms. If the Committee was minded to defer the application, officers could discuss this issue with the applicant further, with a view to obtaining a higher level of Affordable Housing and the distribution discussed.</p> <p>It was also requested the density of the scheme was discussed with the applicant.</p> <p>RESOLVED:</p> <p>That planning application reference be deferred</p>	
<p>PC44.</p>	<p>SITE OF ALEXANDRA WORKS, 50 CLARENDON ROAD N8</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>The Committee was advised that there was one further condition to add to the application and this was the addition of a Traffic Management Scheme for Hornsey Lane.</p> <p>RESOLVED:</p> <p>That, subject to the conditions set out below, planning application reference HGY/2009/11131 be approved:</p> <p><u>Conditions</u></p> <p>1. Prior to the commencement of the development details of appropriate traffic management measures along the access onto Hornsey Park Road shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To minimise any potential highway safety hazard posed to road users along the access onto Hornsey Park Road.</p> <p>2. No deliveries associated with the construction of the building hereby</p>	

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	<p>permitted shall use the access route from Hornsey Park Road.</p> <p>Reason: To minimise any potential highway safety hazard posed to road users along the access onto Hornsey Park Road.</p>	
<p>PC45.</p>	<p>BOUNDS GREEN SURGERY, GORDON ROAD, N11</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>RESOLVED:</p> <p>That planning application reference, be granted subject to the conditions set out below:</p> <p><u>Conditions:</u></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.</p> <p><u>Materials and Landscaping</u></p> <p>3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building. Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.</p> <p>4. 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:</p> <p>a. Those existing trees to be retained.</p> <p>b. Those existing trees to be removed.</p>	

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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.

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. 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.

Construction Hours

7. 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.

Reasons for Approval

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	<p>The proposal has been assessed against and found to comply with the intent of Policies G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV3 'Water Conservation', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', M4 'Pedestrians and Cyclists', M10 'Parking and Development' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', of the Haringey Supplementary Planning Guidance (October 2006).</p> <p>Section 106: No</p>	
<p>PC46.</p>	<p>606 LORDSHIP LANE N22</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>RESOLVED:</p> <p>That planning application reference be granted subject to the conditions set out below:</p> <p><u>Conditions:</u></p> <p>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.</p> <p>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.</p> <p>3. A suitable soundproofing scheme to provide effective resistance to the transmission of airborne and impact sound shall be submitted to, approved in writing by, and implemented in accordance with the requirements of the Local Planning Authority for all compartment floors and party walls prior to the occupation of the premises. Reason: In order to ensure that the proposed conversion does not give rise to an unacceptable loss of amenity for occupiers within the property as a direct result of inadequate soundproofing.</p> <p>4. Detailed plans shall be submitted showing a) the laying out of not less</p>	

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than 5 parking spaces for the use of residents, and b) 8 cycle racks which shall be enclosed within a secured shelter. Such plans to be submitted before commencement of development, and implemented prior to occupation of the flats.

Reason: To provide some off street parking and encourage the residents of the proposed development to increase their use of sustainable means of transport.

5. 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.

6. 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.

7. Details of roof garden, including surfacing and guard rails/parapet walls, screening shall be submitted to and approved in writing by the LPA prior to commencement of development.

Reason: To protect amenity and safety of the occupiers.

8. 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.

9. No external changes to materials, windows etc unless first authorised in writing by the LPA.

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

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 proposal is considered acceptable because residential is considered appropriate on the upper floors. The proposed conversion will take place within the existing envelope and the pub will remain unchanged externally. The overall size and layout of the accommodation

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	<p>meets the requirements set out in the Housing SPD 2008 including amenity provision. There would be no adverse affect on the privacy and amenity of adjoining neighbours and there is existing parking provision at the site. As such it would be in accordance with Policies CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas', UD3 'General Principles', UD4 'Quality Design', M9 'Car Free Residential Developments', HSG1 'New Housing Developments' of the Haringey Unitary Development Plan and the Councils Housing SPD 2008 and SPG 1a 'Design Guidance'.</p> <p>Section 106: No</p>	
PC47.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>No new items of Urgent Business were raised.</p>	
PC48.	<p>DATE OF NEXT MEETING</p> <p>It was noted that the date of the next meeting was 5 October 2009.</p>	

COUNCILLOR SHEILA PEACOCK

Chair

The meeting closed at 10.10pm.