

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 NOVEMBER 2009**

Present: Councillor Sheila Peacock (Chair), Councillor David Beacham, Councillor Ali Demirci, Councillor Ray Dodds (Vice-Chair), Councillor Bob Hare, Councillor Toni Mallett, Councillor Errol Reid, Councillor Liz Santry and Councillor Richard Wilson.

In Attendance : Councillor John Bevan.

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC65.	<p>APOLOGIES</p> <p>Apologies for lateness were given on behalf of Councillors Hare and Reid by Councillor Wilson.</p>	
PC66.	<p>URGENT BUSINESS</p> <p>No items of Urgent Business were received.</p>	
PC67.	<p>DECLARATIONS OF INTEREST</p> <p>Councillor Sheila Peacock noted that agenda Items 10 and 12 were located in the Ward she represented.</p>	
PC68.	<p>DEPUTATIONS/PETITIONS</p> <p>No Deputations or Petitions were received.</p>	
PC69.	<p>MINUTES</p> <p><i>Councillor Hare and Reid arrived at 7.10pm.</i></p> <p>RESOLVED:</p> <ul style="list-style-type: none"> i. That the minutes of the meeting held on 15 September be confirmed as a correct record. ii. That, subject to the inclusion of reference to Councillor Hare leaving the meeting during the discussion with respect to planning application , the minutes of the meeting held on 5 October be confirmed as a correct record. 	
PC70.	<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 September 2009.</p>	

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	<p>The Committee was advised that the report should have referred to seven rather than eight appeals, as set out in the report, of these two had been upheld and five were dismissed.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC71.	<p>DELEGATED DECISIONS</p> <p>The Committee received a report that set out the decision made under delegated authority by the Heads of Development Management (North and South) and the Chair of the Planning Committee between the 14 September and 18 October 2009.</p> <p>In response to a query raised with respect to 14 Jellicoe Road (HGY/2009/1331), the Planning Officer agreed to respond separately to Councillor Santry by email.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC72.	<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 5 October 2009.</p> <p>In response to a query from the Chair the Committee was advised that an email would be circulated following the meeting detailing when prosecution notices were sent to the Council's Legal Team for action.</p> <p>The Assistant Director for Planning requested that all subsequent reports should make reference to the date on which Enforcement Notices were issued.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	<p>Planning Officer</p> <p>Planning Officers</p>
PC73.	<p>624 HIGH ROAD, N17</p> <p>The Chair advised that this item had been withdrawn from the agenda.</p>	
PC74.	<p>MUSWELL HILL SPORTS GROUND, 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>	

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In response to a query as to whether a Police Assessment and Biodiversity analysis of the area had been undertaken the Committee was advised that these could be requested as a condition of planning permission.

The Committee noted that much of the concern expressed by the local community related to Anti Social Behaviour (ASB) and the measures that would be put in place to counter this. Officers advised that Recreation Services would provide officers to monitor and manage the Park and that there would be the appropriate liaison with the Police via this team.

Councillor Mallett arrived at 7.20pm.

At the invitation of the Chair Mr Hamish Stewart of 117 Osier Crescent spoke in objection to the application.

In response to a question Mr Stewart contended that there were existing problems with ASB in the area and he was concerned that these would be compounded if a proper restrictions and conditions of use were not imposed from the outset.

The Committee reviewed the plans and discussed the application. There was a general consensus that the applicant should be asked to produce a Management Plan for the Sports Ground, to be submitted for approval by officers, incorporating the following:

- Restrictions on hours of use
- Limiting the use of flood lighting to 10pm
- Signage at the entrances setting out hours use and other information

The Committee requested that the Management Plan should be drawn up in consultation with the Police and local residents. It was further requested that staff managing the adjacent cemetery should be contacted to obtain their views.

The Committee expressed disappointment that Recreation Services, as the applicant, had not sent a representative to the meeting. It was noted that some of the queries raised may have been addressed more easily if the applicant had been in attendance.

RESOLVED:

That, subject to the conditions set out below and the submission of a Management Plan addressing all of the points above, planning application reference HGY/2009/1329 be approved.

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Planning

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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. The floodlighting serving the Multi-Use Games Area hereby approved shall not be in operation after 10. p.m. on any day.

Reason: In order to prevent unnecessary light pollution at night, and in order not to interfere with the nocturnal movements of animals and birds.

4. Detailed of a management plan to cover the access and security of the proposed facilities, including arrangements for opening and closing hours, provision of gates, provision of notice-boards, and provision of security and surveillance by Council officers, shall be submitted to and approved by the Local Planning Authority, prior to the commencement of use of any of the facilities authorised under this permission.

Reason: In order to prevent any loss of amenity to the occupiers of nearby residential properties.

Reasons For Approval

The proposed multi use games area and play areas are considered acceptable in terms of scale layout and design and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance or the ecological value of the site. The proposed development will provide important outdoor recreation facilities for children and young people in this part of Muswell Hill. As such the proposal is considered to be in accordance with Policies G9 'Community Well Being', UD3 'General Principles', UD4 'Quality Design', ENV6 'Noise Pollution', OS2 'Metropolitan Open Land (MOL)', OS11 'Biodiversity', OS13 'Playing Fields', OS6 'Ecologically Valuable Sites and their Corridors', OS11 'Biodiversity', and OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan (2006).

Section 106: No

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<p>PC75.</p>	<p>700-702 HIGH ROAD (AND LAND TO REAR WITH FRONTAGE ONTO ARGYLE PASSAGE AND BROMLEY ROAD), N17</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 the conditions set out in the report the Committee was advised that a Section 278 Agreement would also be attached if the Committee was minded to approve the application.</p> <p>In response to a query the Committee was advised that an Informative had already been added to the recommendation stating that an application for the demolition of buildings within the Conservation Area should be submitted.</p> <p>The Committee was advised that concerns raised by the London Fire Brigade, regarding insufficient access and turning facilities, could be resolved by the use of sprinklers or dry risers. It was within the gift of the Fire Brigade to refuse to issue a certificate of compliance if this was not resolved to its satisfaction. An Informative could also be added to reinforce this if the Committee considered that this was appropriate.</p> <p>At the invitation of the Chair Councillor John Bevan, Cabinet Member for Housing, spoke in objection to the application.</p> <p>In response to concerns raised by Councillor Bevan, with respect to the number of parking spaces included within the scheme and the restrictions in place as part of the Controlled Parking Zone, the Committee was advised that the area was not judged to be a 'pressure point' in terms of traffic and parking. Therefore the level of parking spaces proposed was considered acceptable in terms of Unitary Development Plan (UDP) policies.</p> <p>Councillor Bevan contended that this assessment was inaccurate and that the increased level of people wanting to park in the area generated by the scheme could not be absorbed by the surrounding streets.</p> <p>At the invitation of the Chair, Mr Horne the applicant's agent, spoke in support of the application.</p> <p>The Committee reviewed the plans and discussed the application. There was a general consensus that it would be preferable if the design of the houses on Bromley Road and Argyle Road more closely reflected the design details and materials of the existing adjacent terrace houses in those roads.</p> <p>The Legal Advisor present noted that the Committee could only request that certain materials and design features were used to reflect the</p>	
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character of the area. It would not be reasonable to ask the applicant to completely re-design the proposal as this would constitute a new application that would not have been through the required consultation processes.

The Committee discussed this point and noted that it was not seeking a substantive re-design of the proposal. However, there was agreement that any approval should be subject to the applicant substituting the proposed detailed design and materials for elevations and materials more in keeping with the existing street scene. Details of these would need to be submitted to officers for approval.

It was also requested that a condition should be applied to reflect comments made by English Heritage on the need for an archaeological assessment to be carried out, which were set out in the report.

RESOLVED:

That, subject to the submission of the details of materials and design applied to the units on Argyle Road and the conditions set out below, and to the entering into of a Section 106 Agreement, planning application reference HGY/2009/1122 be approved.

Asst Dir
Planning

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, BOUNDARY TREATMENT

3. Notwithstanding the description of the materials in the application, no

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development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority

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

4. Notwithstanding the application plans, elevations and sections, fully annotated and dimensioned elevation and section drawings of the proposed front elevation to the High Road, at a scale of 1:20, illustrating the detailed design of all architectural features and facing materials, including design details of ground floor shopfronts, upper floors timber windows and their architrave surrounds, pilasters, cornice, parapet wall and coping, as well as the detailed design of the set back roof shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work.

Reason: To ensure that the development is of a highest quality standard to preserve the character and appearance of North Tottenham Conservation Area.

5. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by 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. Details of proposed boundary treatment including all walls, fencing, gateways and means of enclosure shall be submitted to and approved in writing by the local planning authority prior to completion of the development hereby approved, such detailed work to be carried out as approved prior to occupation of the buildings.

Reason: To ensure a satisfactory appearance and to safeguard the visual amenity and appearance of the locality

7. Prior to occupation of the residential dwellings hereby approved a supporting statement demonstrating consistency with the submitted Energy Assessment, which indicates that at least 20% of the overall power generation to be from renewable sources, shall be submitted to

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and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any written approval given by the Local Planning Authority.

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.

8. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area

CONTROLS ON IMPLEMENTATION/ FUTURE ALTERATIONS

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

10. The first floor windows shown on the rear elevation of the dwellings to face onto Argyle Passage/ Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

11. The section of flat roof to the Bromley Road properties shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

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Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

12. Details of on-site lighting including within the site, shall be submitted to and approved in writing by the local planning authority prior to any work commencing on site. Such lighting as approved to be installed prior to occupation of the development, and permanently maintained thereafter.

Reason: In the interests of safety, amenity and convenience.

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

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

14. 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.

15. The retail floorspace hereby permitted shall not be used for Class A3, A4 or A5 purposes within the Schedule to the Town and Country Planning Use Classes Order 1987 (as amended), or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure the retail floorspace associated with this development does not adversely affect the residential amenities of residents occupying the building or neighbouring residents.

16. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts

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for 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 prevent the proliferation of satellite dishes on the development

17. Notwithstanding the elevational treatments to the proposed houses on Bromley Road and Argyle Road shown on Drawings K/80/09/09 Revision A, 18 Rev A, and 19 Rev A, detailed drawings shall be submitted to the Local Planning Authority for approval, showing the use of brick to match adjacent properties, and detailing to include soldier arches and string courses, or reconstituted stone as appropriate.

Reason; In order that the development shall not detract from the character and appearance of the locality.

18. Before the development hereby approved is commenced, the developer shall enter into an agreement under S 278 of the Highways Act 1980 with the Local Highway Authority for works required with the removal of existing crossovers and reinstatement of footway as well as the creation of the new vehicular crossover associated with the car parking spaces along Bromley Road.

Reason; In order that the development may be carried out without harm to the safety and free flow of pedestrians and vehicles on the adjacent Highway Network.

19. No development shall take place until the applicant has secured the implementation of a programme of Archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason; In order to safeguard any remains of archaeological interest which might occur within the site, given its position on the High Road, which follows the line of a Roman Road and saw extensive development during Mediaeval times.

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: This permission is granted without prejudice to the

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	<p>necessity to obtaining consent under the Town & Country Planning (Control Of Advertisements) Regulations 2007.</p> <p>INFORMATIVE: The applicant is reminded that an application for Conservation Area Consent for complete demolition is required in a Conservation Area under the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>INFORMATIVE: You are advised that, in order to deal with concerns of the London Fire and Emergency Planning Authority regarding inadequate access from Fire Service vehicles, it may be necessary to install hydrants, dry risers, or sprinkler systems, and advice should be sought from the Fire Authority in this respect.</p> <p>REASONS FOR APPROVAL</p> <p>The scale, bulk, mass and design of the proposed residential blocks and dwelling units are considered acceptable and will achieve an acceptable relationship with adjoining buildings and will not adversely affect the residential amenities of adjoining occupiers. The design and treatment to the frontage onto Tottenham High Road will help improve the appearance of this part of the High Road as well as its vitality and viability. The building form, detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Conservation Area. The development is considered to be consistent with Policies AC3 'Tottenham High Road Regeneration Corridor', UD3 'General Principles', UD4 'Quality Design', HSG9 'Density Standards', HSG1 'Dwelling Mix', G10 'Conservation', CSV1 'Development in Conservation Areas', CSV5 'Alteration and Extensions in Conservation Areas', TCR1 'Development in Town and Local Shopping Centres' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG6a 'Shopfront, Signage and Security' and the Council's 'Housing' SPD.</p> <p>Section 106: Yes</p>	
<p>PC76.</p>	<p>GARAGE COLONY, WAVERLEY ROAD, N17</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 following discussion with the</p>	

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architect, in the light of discussion at the Member's site visit, amended plans had been submitted. The centre block had been narrowed and there was now increased space and additional planting included within the site.

The applicant had also indicated that they would be willing to include small trees in the rear gardens.

In response to a query the Committee was advised that Homes for Haringey had indicated that there was spare capacity within an existing car park in close proximity to the site. Therefore it had been concluded that the additional parking spaces required could be absorbed.

At the invitation of the Chair, Councillor John Bevan, Cabinet Member for Housing, spoke in support of the application. He noted that the area was in need of regeneration and that the proposal would bring a derelict area back into use.

In response to suggestions that the proposed access should be moved to the rear of the site, in order to create a green area within the scheme, the applicant advised that the Emergency Services would not support this as the access would not be sufficient to allow emergency vehicles to enter the site.

RESOLVED:

That, subject to the conditions set out below, the amended plans submitted and a Section 106 Agreement, planning application reference HGY/2009/1447, be granted permission.

Asst Dir
Planning

Conditions

Commencement Of Development

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.

In Accordance With Approved Plans

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority in particular, in accord with amended plans 100D, 110B and 111B received on 9 November 2009..

Reason: In order to ensure the development is carried out in

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accordance with the approved details and in the interests of amenity.

Permitted Development

3. 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.

Thames Water

4. Thames Water - Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Energy, Water And Drainage

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

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

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

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

(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.

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(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.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

Materials

6. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used 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.

Traffic, Transport And Parking

7. The access road shall be 5.0m wide

Reason: To ensure safe shared access

8. The parking bays shall be 2.4m x 4.8m

Reason: To ensure bays are of an acceptable size

9. There shall be a 'tyre check' of overhang of the footway and 'track check' of manoeuvrability for the parking bays at the northern end of the car park carried out and this information submitted to and approved by the council prior to commencement of works.

Reason: To ensure all bays can be are readily accessible without endangering other vehicles

10. A 2.4 metre x 60 m visibility splay at the junction of Waverley Road, within which nothing above 1 metre in height shall obstruct visibility along the footway will be provided and maintained on each side of the access.

Reason: In order to provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of pedestrians or vehicles.

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11. The access road shall be sign posted and double yellow lines used to help prevent the access being blocked
Reason: To help ensure access to the site for emergency purposes is maintained at all times.

Landscaping And Boundary Treatment

12. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the proposed development shall be submitted to and approved by the Local Planning Authority prior to the commencement of works and shall include drawings of:

- a. Those existing trees to be retained
- b. Those existing trees to be removed
- c. Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

13. 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. Where possible hard landscaping shall be constructed of permeable materials to promote sustainable drainage.

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

14. 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.

15. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site shall 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.

Lighting

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

Reason: to ensure the satisfactory appearance of the development.

Waste Management

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

The detailed scheme shall include:

(a) 4 Bed houses: - 1 x 360ltr refuse bin, 2 x green recycling boxes, 1 organic waste caddy and 1 x garden waste bag.

3 Bed houses: - 1 x 240ltr refuse bin, 1 x green recycling boxes, 1 organic waste caddy and 1 x garden waste bag.

(b) Route from waste storage points to collection point must be as

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straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

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

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

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

Crime Prevention

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

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

Hours Of Construction

19. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

Informative: In the event the proposed development requires a new crossover to be made over the footway, the necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 02084891316 to obtain a cost estimate & to arrange for the works to be carried out.

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

Informative: Further to Condition 12 above, the landscaping details shall include provision of a fruit tree in each rear garden of the dwelling hereby authorised.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 NOVEMBER 2009**

	<p><u>Reasons For Approval</u></p> <p>The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage' UD10 'Planning Obligations', HSG1 'New housing developments', HSG4 'Affordable Housing', HSG9 'Density standards', HSG10 'Dwelling mix', ENV3 'Water Conservation' ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy' M3 'New Development Location and Accessibility', M4 'Pedestrians and Cyclists' M10 'Parking and Development', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', SPG10e 'Improvements to public transport infrastructure and services' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).</p> <p><u>Section 106:</u> Yes</p>	
<p>PC77.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>No new items of Urgent Business were raised.</p>	
<p>PC78.</p>	<p>DATE OF NEXT MEETING</p> <p>It was noted that the date of the next meeting was 7 December 2009.</p>	

COUNCILLOR SHEILA PEACOCK

Chair

The meeting closed at 8.55pm.