

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

Present: Councillor Sheila Peacock (Chair), Councillor David Beacham, Councillor Ali Demirci, Councillor Ray Dodds (Deputy Chair), Councillor Bob Hare, Councillor Errol Reid, Councillor Liz Santry, Councillor Richard Wilson and Councillor Harry Lister*

In Attendance: Councillor John Bevan and Councillor Brian Haley.

**Arrived at 7.20pm*

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC97.	APOLOGIES Apologies for absence were received from Councillor Mallett and Councillor Lister substituted for her.	
PC98.	URGENT BUSINESS No items of Urgent Business were received.	
PC99.	DECLARATIONS OF INTEREST With respect to agenda Item 13 Councillor Peacock noted the applicant had attended her Ward surgery and asked her to pass on correspondence to Planning Officers, which she had done.	
PC100.	DEPUTATIONS/PETITIONS No Deputations or Petitions were received.	
PC101.	MINUTES RESOLVED: i. That, subject to the point raised by Councillor Hare being resolved, the minutes of the meeting held on 9 November 2009 be confirmed as a correct record (these would be signed by the Chair once Councillor Hare's point had been clarified). ii. That the minutes of the meeting held on 7 December 2009 be confirmed as a correct record.	
PC102.	APPEAL DECISIONS The Committee considered a report that detailed the outcome of appeal decisions determined by the Department of Communities and Local Government (DCLG) during November 2009.	

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	<p>It was noted that page forty-four of the report should have referred to November rather than September as stated.</p> <p>The Committee was advised that of the fourteen appeal decisions determined by the DCLG during November one had been allowed and thirteen had been dismissed.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
<p>PC103.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee considered a report that set out the decisions made under delegated authority by the Heads of Development Management (North and South) and the Chair of the Planning Committee between 16 November and 13 December 2009.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
<p>PC104.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report that provided an overview of performance statistics for Development Control and Planning Enforcement Actions since the previous meeting on 7 December 2009.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
<p>PC105.</p>	<p>HORNSEY CENTRAL HOSPITAL SITE, PARK ROAD, N8</p> <p>The Committee considered a report that sought agreement to an amendment to a scheme that had been approved by the Committee on 11 May 2009. This was necessary as details with respect to the dwelling mix, presented in the amended plan considered by the Committee, pertained to the plans originally submitted rather than the amended version.</p> <p>The Committee was advised that this had a minimal impact upon the level of Affordable Housing achieved on the site with 39.5% now being achieved rather than 40% as originally stated.</p> <p>In response to a query the Committee was advised that a 'Three Dragon' appraisal, which assessed the value of the site in terms of the provision of Affordable Housing, had been undertaken and that the 0.5% drop in the level of Affordable Housing did not represent a significant departure from this.</p>	

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	<p>RESOLVED:</p> <ul style="list-style-type: none"> i. That the report be noted. ii. That the dwelling mix of the proposed fifty-six dwelling units on the former Hornsey Central Hospital Nurses Home site at 23 x 1 bedroom, 18 x 2 bedroom, 13 x 3 bedroom and 2 x 4 bedroom, in accordance with drawings ref P100 Rev B, P101 to P104 Rev A. 	
<p>PC106.</p>	<p>HALE VILLAGE, TOTTENHAM HALE, N17</p> <p>The Committee considered a report that sought approval to vary the Section 106 Agreement (S106) attached to the Hale Village scheme.</p> <p>The Committee was advised that a variation to the S106 was required in order to assist in the delivery of Affordable Housing on the site. The variation proposed would increase the level of Affordable Housing by a further two hundred and thirty-four units, which equated to a total of 52% across the whole site.</p> <p>In order to secure the Homes and Communities Agency (HCA) investment and the lease of the additional blocks by Newlon Housing Trust, it was proposed that the S106 should be varied to limit the maximum liability placed on the Newlon Housing Trust to those areas where work had commenced.</p> <p>The Committee was advised that the proposal put forward did expose the Council to an element of risk; however, on balance the risk of jeopardising the scheme by not taking these measures was considered to be higher.</p> <p>In response to concerns the Assistant Director Planning, Regeneration and Economy, advised that central Government had taken a share of the equity in the scheme (and others funded in this way) to ensure that as the market improved it would receive a proportion of the increased value. The variations to the S106 proposed would provide flexibility and security for local jobs.</p> <p>It was noted that there was a possibility that the Newlon Housing Trust would appeal the S106 agreement in 2011 and the Committee was advised that the Council had considered this and the arguments that might be put forward to counter any appeal.</p> <p>The Committee discussed the risk attached to this and the merits of asking the Council's Chief Financial Officer to provide further advice the Committee.</p> <p>In response to concerns raised regarding the loss of S106 contributions toward the Broad Lane gyratory system and the impact that this would have upon the wider area, the Committee was advised that other</p>	

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	<p>funding had been secured and therefore this would not be jeopardised.</p> <p>Councillor Brian Haley, Cabinet Member for the Environment and Conservation, put forward his concerns regarding the proposed changes to the S106 Agreement. He noted that the developer had not completed all the obligations set out within the S106 in a timely manner. He contended that the element of risk that the variation would expose the Council to was unacceptable and as there was no legal required upon the Council to vary the S106 this should not be approved by the Committee.</p> <p><i>Councillor Lister arrived at 7.50pm.</i></p> <p>In response to a query it was clarified that Councillor Haley was speaking behalf of himself, as the relevant Cabinet Member, rather than representing the view of the Cabinet as a whole on this issue.</p> <p>The Assistant Director Planning, Regeneration and Economy, advised that comments from the Council's Chief Financial Officer were not generally included within reports on Planning matters. The report presented had been reviewed by the Director of the Urban Environment and the Council's Chief Executive and a significant amount of officer time had been spent on assessing the complexities, implications and risks of this.</p> <p>The Committee discussed the merits of requesting a report from the Council's Chief Financial Officer further.</p> <p>It was proposed and seconded that that the decision to vary the Section 106 Agreement that related to Hale Village, Ferry Lane, London should deferred in order that further financial advice, with respect to the risk to the Council, could be sought and the results were as follows:</p> <p>For: 4* Against: 4 Abstentions: 0</p> <p><i>*the Chair used her Casting vote against this motion</i></p> <p>RESOLVED:</p> <p>That the Section 106 Agreement dated 9 October 2007 relating to land at Hale Village, Ferry Lane, London, N17 be varied as set out in the report.</p>	
<p>PC107.</p>	<p>TREE HOUSE SCHOOL, WOODSIDE AVENUE, N10</p> <p>The 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 Planning Officer gave a summary of the report submitted and then</p>	

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took questions from the Committee.

The Committee was advised that there would be a gap of approximately three metres between the footpath and fencing to allow for additional planting.

At the invitation of the Chair Mr Bostock, of 60 Grant Avenue, spoke in objection to the application and following his statement members of the Committee put questions to him regarding his concerns.

Mr Bostock advised that because the recreation area was used throughout the day by the Tree House School there was no respite from the sound emanating from this area. There was also a general cumulative level of noise from the Tetherdown School that resulted in a high level of noise throughout the day.

In response to a query, regarding a Noise Survey that local residents had commissioned, the Committee was advised that this had been received by the Council and an officer from the Council's Noise Team had visited the area. However, as the sound coming from the play area could not be attributed specifically to pupils from the Tree House School the survey could not provide be considered as a reason to refuse the application.

The Committee was advised that Condition Six, detailed in the report, which confined use of the front of the site to normal school hours, was intended to protect the amenity of adjoining residents.

At the invitation of the Chair Mrs Bostock, of 60 Grant Avenue, spoke in objection the application and following her statement members of the Committee put questions to her regarding her concerns.

In response to a question Mrs Bostock advised that as the Tree House School used the recreation areas adjoining her property throughout the day, rather than being limited to set break times, which meant that there was no respite from the sound generated.

At the invitation of the Chair Mrs Bierschenk, the applicant, spoke in support of the application and following her statement members of the Committee put questions to her.

In response to a query Mrs Bierschenk advised that as Condition Six would prevent the school from using the recreation area after school during the summer months it was not ideal and would not allow the school to make best use of the facility. She noted that it had been intended that use of the facility would be offered to other local schools and that it would be used during the summer holidays as part of the holiday Play Scheme.

Mrs Bierschenk advised that only a small number of children would use the recreation area (out of normal schools hours). This was generally

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between six and eight pupils at any one time. It was confirmed that Beech hedges would be planted to mitigate the impact of sound consideration was also being given to the use of 'low noise' fencing to achieve this.

The Committee viewed the plans with Planning Officers, applicant and objectors.

The Committee discussed Condition Six and the limits that could be placed on hours of use to minimise the impact of additional sound upon local residents. It was noted that as the Council had expressed its support for extended opening hours for schools and any condition that limited use of the facility solely to school hours would contradict this.

It was proposed by Councillor Lister and seconded by Councillor Reid that Condition Six, as set out in the report, should be removed and the motion was carried as set out below:

For: 6 Against: 3 Abstentions: 0

The Committee discussed the application further and there was agreement that Condition Three with respect to planting should specify that a dense type of hedging, such as Beech, should be used between the footpath and fenced area to mitigate sound.

RESOLVED:

That, subject to the conditions set out below, planning application reference HGY/2009/1568, be approved:

Conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. A scheme for native tree/shrub planting around the proposed MUGA (including details of species, number, size, location and density) shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The approved tree planting shall be completed within the first planting season following completion of the

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development approved. Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

4. The MUGA shall not be used other than between the hours of 09.00 and 18.00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site.

5. No floodlighting or other form of external lighting, temporary or permanent, shall be installed in connection with the development hereby approved as such works would require the express consent of the Local Planning Authority.

Reason: In the interest of safeguarding local amenity and the character of the Metropolitan Open Lane.

Informative: Further to Condition 3 above, the Council would wish to see planting of a beech hedge in the western boundary of the MUGA, between the weldmesh fence to the MUGA and the boundary railings to the adjacent footpath; this beech hedge to be allowed to grow to the height of the weldmesh fence.

Informative: The applicants are advised to investigate the use of rubber insulated mountings to the weldmesh fence to reduce noise from the use of the MUGA.

Reasons For Approval

The proposed multi use games area as per the amended scheme is now considered acceptable in terms of its siting, layout and operational use and will be compatible with the established use of this site. Given its siting the proposal will not detract from the character and setting of the Conservation Area, nor adversely impact the ecological value of the site. The proposed development will provide an important outdoor recreation facility for children and young people; in particular the children in the adjoining schools. 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', OS3 'Significant Local Open Land (SLOL)', OS11 'Biodiversity', OS13 'Playing Fields', OS6 'Ecologically Valuable Sites and their Corridors', and CSV1 'Development in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006).

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	Section 106: None	
PC108.	<p>LAND REAR OF 27-47 CECILE PARK, N8</p> <p>The 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><i>The Committee discussed Items 13 and 14 together.</i></p> <p>The Committee was advised that in addition to the Conditions listed an additional condition had been requested by the Fire Service with respect to fire precautions and any approval would be subject to the inclusion of this.</p> <p>In response to a query, as to whether the proposed parking spaces could be rearranged to accommodate a Chestnut tree on the site, the Committee was advised that this had been dealt with under the previous application and the configuration of the parking spaces had been considered acceptable.</p> <p>At the invitation of the Chair Bob Maltz of 39 Landrode Road, spoke in objection to the application and Mr Whale, the applicant's agent, spoke in support of the application.</p> <p>In response to a query Mr Whale reminded the Committee that there had been discussion around the reconfiguration of parking spaces and any landscaping issues would be dealt with under Condition Eight, which related to landscaping.</p> <p>Mr Whale noted that objections raised by Mr Maltz on the basis of earlier objections raised by the Fire Service had now been resolved and were no longer relevant.</p> <p>The Committee discussed the applications and was advised that waste vehicles would not be able to access the site directly and that under Condition 5, which related to Waste Management, provision would have to be made for this.</p> <p>RESOLVED:</p> <p>That, subject to the conditions set out below, planning application reference HGY/2009/1768 be approved.</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</p>	

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Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls 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.

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.

4. 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.

5. 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.

6. 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

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resulting from the projected energy consumption.

(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.

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.

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.

7. 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: 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.

8. The works required in connection with the protection of trees on the

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site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

9. 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.

10. That details of a scheme for ensuring that the proposed development complies with the requirements of the Fire and Community Safety Directorate of the London Fire and Emergency Planning Authority shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority prior to the occupation of all or any of the housing being built.

Reason: In order to ensure that the proposed development meets the required fire safety standards prior to the occupation of the properties being built.

Informative: That the applicant agrees with London Fire Brigade the best suitable way of entering the site by providing dimensions of the ramp including length width and ratio.

Reasons For Approval

It has already been decided out by the Inspector that the living conditions for existing and future occupiers would be acceptable and that the proposal would not detract from the character and appearance of Crouch End Conservation Area. The Inspector also noted in paragraph 33 of the decision that the loss of the existing garages would cause no significant harm, nor would it conflict with any of the development plan policies.

With the latest Inspector's decision in mind therefore, it is considered that the current scheme is acceptable and is now in compliance with the aims of policy UD3(c) of the Unitary Development Plan 2006 which states that development should not significantly affect the public and private transport networks, including highways or traffic conditions and the requirement of PPG15 and policy CSV1 of the Unitary Development Plan 2006 and is therefore recommended for approval.

Section 106: None.

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<p>PC109.</p>	<p>LAND REAR OF 27 - 47 CECILE PARK, N8</p> <p>RESOLVED:</p> <p>That planning application reference HGY/2009/1769 be approved.</p>	
<p>PC110.</p>	<p>320 DUKES MEWS, N10</p> <p>The Chair advised that this item would be deferred until the Committee's next meeting due to time constraints.</p> <p>RESOLVED:</p> <p>That planning application reference HGY/2009/1897 be deferred until the next meeting.</p>	
<p>PC111.</p>	<p>COPPETTS WOOD HOSPITAL, COPPETTS ROAD, N10</p> <p>The 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 John Bevan, Cabinet Member for Housing, spoke in objection to the application. He noted that the Affordable Housing provided within the scheme was situated in separate blocks and contended that there should be no division of tenures within the scheme. He also raised concern that the goal of 50% Affordable Housing had not been achieved on the site.</p> <p>The Committee was reminded that target of 50% Affordable Housing related to the whole of the Borough and was not applied to every site. It was noted that the site had been subject to a financial appraisal that had concluded that 38% was appropriate in this instance.</p> <p>In terms of the divisions of tenure by block the Committee was advised that this was the preferred approach of Registered Social Landlords (RSL's) who requested this approach was employed as they found it easier to manage in one area. The Committee was assured that the quality of the scheme and the materials used would be consistent throughout the scheme.</p> <p>It was contended that materials used internally within the Affordable Housing element of some schemes in the Borough had not been of the same quality used within the private homes. It was argued that this was unacceptable and that tenures should be mixed to avoid any segregation.</p> <p>At the invitation of the Chair, Mr Ian John, the applicant's agent spoke in support of the application.</p> <p>The Committee viewed the plans and then discussed the application.</p>	

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There was a general consensus that whilst it would be preferable to add a condition requiring the materials used internally to be consistent across all of the tenures within the scheme, as this was unlikely to be sustained on appeal, a formal condition was not appropriate in this instance.

It was agreed that the applicant should be asked to cooperate with this request and that an Informative to this respect should be added.

RESOLVED:

That, subject to the conditions set out below, planning application reference HGY/2008/2196 be approved.

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. 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.

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- 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.

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

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

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

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

7. 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.

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

8. 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.

9. That the detailing of all the sustainable features which form part of the approved scheme including solar hot water, biomass boiler equipment etc shall be submitted for approval by the Local Planning Authority and implemented thereafter.

Reason: To ensure the development is sustainable.

10. That details of a scheme of the layout of the hard surface to be permeable to allow rain water to run through the surface to the soil underneath shall be submitted and approved by the Local Planning Authority before commencement of works.

Reason: In order to ensure rainwater is able to soak away into the soil rather than become surface water running off into the public drainage system.

11. The development hereby authorised shall comply with BS 8220 (1986) Part 1, 'Security of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured by Design' and 'Designing out Crime' principles.

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

Informative: Pursuant to Condition 3 above, the development should use a red or red multi-stock brick which should accord with the colour of brick found in the former administrative building which is to be retained within this development.

Informative: Pursuant to Condition 4 above, the landscaping details for the garden areas to the rear of blocks E and F should allow for the planting of small trees such as Cherry or Rowan and the provision of railings and shrubbery rather than tall enclosing fences.

Informative: The Council will wish to see that in respect of both external finish and internal standards of finish, the affordable housing and the private housing elements shall be completed to the same standards; and that this requirement shall be contained within the Section 106 Agreement.

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	<p><u>Reasons For Approval</u></p> <p>The proposal after amendments for the demolition of existing building except for the administration building that fronts Coppetts Road; the conversion of the administration building fronting Coppetts Road, and the erection of four two storey houses plus dormers, and four blocks of flats between 2 and 4 stories in height: to provide a total of 55 units with car parking (48 spaces), access roads and landscaping is considered acceptable for the following reasons;</p> <p>The 55 units proposed will assist in meeting the boroughs housing targets. The site will provide an acceptable environment for residential use, the scheme seeks to retain the existing main hospital building fronting Coppetts Road. After a number of revisions the scheme would now blend in well with Osier Crescent; which was the first part of Coppetts Wood hospital to be redeveloped. Due to the revisions the proposed height, scale and massing would not have an adverse impact on neighbouring properties. The overall unit sizes and room sizes are consistent with the floor minima identified in the Housing SPD 2008 and the external amenity space is sufficient. The overall dwelling mix is appropriate. Car parking is provided to meet the Borough standards. The borough's 20% renewable energy target has been reached and a sustainable approach to building design is provided.</p> <p>As such the proposal is in accordance with policies UD2 'Sustainable Design and Construction', UD3 'General Principles' , UD4 'Quality Design', UD7 'Waste Storage',UD8 'Planning Obligations',HSG1 New Housing Developments, HSG2 Change of Use to Residential, HSG4 Affordable Housing, HSG10 Dwelling Mix, HSG9 Density Standards, 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', M5 'Protection, Improvement and Creation of Pedestrian and Cycle Routes', M10 'Parking for Development' of the Haringey Unitary Development Plan and the Councils SPG 1a 'Design Guidance and Design Statements' and Housing SPD 2008.</p> <p>Section 106: Yes</p>	
<p>PC112.</p>	<p>19 CLARENDON ROAD, N8</p> <p>The Chair advised that this item would be deferred until the Committee's next meeting due to time constraints.</p> <p>RESOLVED:</p> <p>That planning application reference HGY/2009/1892 be deferred until the next meeting.</p>	
<p>PC113.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p>	

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	No new Items of Urgent Business were received.	
PC114.	DATE OF NEXT MEETING It was noted that the next meeting of the Planning Committee would take place on Tuesday 9 February, at 7pm.	

COUNCILLOR SHEILA PEACOCK

Chair

The meeting closed at 10.15pm.