

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 NOVEMBER 2010**

Councillors: Peacock (Chair), McNamara (Vice-Chair), Christophides, Rice, Waters, Beacham, Reid, Schmitz and Wilson

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC86.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Reece, for whom Cllr Wilson was substituting.</p>	
PC87.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC88.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Christophides declared a personal interest in respect of agenda item 16, 6-8 Brownlow Road, as she was Ward Councillor for this area.</p>	
PC89.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC90.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the Planning Committee held on 11 October and the special Planning Committee held on 30 September 2010 be approved and signed by the respective Chairs.</p>	
PC91.	<p>APPEAL DECISIONS</p> <p>The Committee considered a report on appeal decisions determined by the Department for Communities and Local Government during September 2010.</p> <p>NOTED</p>	
PC92.	<p>DELEGATED DECISIONS</p> <p>The Committee considered a report on decisions made under delegated powers by the Head of Development Management and the Chair of the Planning Committee between 20 September 2010 and 17 October 2010.</p> <p>NOTED</p>	

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<p>PC93.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report on performance statistics for Development Management, Building Control and Planning Enforcement. It was emphasised that the Council was being successful in more planning appeals than it was unsuccessful, and officers were thanked for their work in this area.</p> <p>In response to a question from the Committee regarding whether the decisions that were appealed were made under delegated powers or by the Committee, it was reported that almost all refusals were managed under delegated powers. The Committee asked whether any work was undertaken to identify the reasons why appeal decisions went against the Council, in order to improve the success rate further, and it was agreed that this would be looked into and a report would be brought back to the Committee. The Committee also suggested that planning reports should include information on any appeal decisions which might be relevant to the case under consideration, for example relating to similar sites or developments.</p> <p>NOTED</p>	
<p>PC94.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered a report recommending a Tree Preservation Order at land adjacent to 36 Arnold Road N15. In response to a question from the Committee, it was confirmed that Tree Preservation Orders were not time-limited, and would remain in force in perpetuity.</p> <p>RESOLVED</p> <p>That the Tree Preservation Order be confirmed.</p>	
<p>PC95.</p>	<p>COOLHURST LAWN TENNIS AND SQUASH RACQUETS CLUB, COURTSIDE N8 8EY</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all the relevant planning factors and policies.</p> <p>The Planning Officer gave an outline of the report, outlining the key points, and took questions from the Committee. In relation to the Equalities Impact Assessment for the site, the Committee was advised that the potential impact of the application had been considered, including in relation to section 71 of the Race Relations Act 1976, and that it was not considered that the proposal would significantly impact on any group in respect of race, gender, religion, age or sexual orientation. The Committee then examined the plans.</p>	

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In response to questions from the Committee regarding the equalities impact assessment, the Planning Officer advised that groups would be positively encouraged to use the facilities under the terms of the grant from England Squash and Racquetball. The Committee requested that the club be required to have someone on duty to respond to complaints regarding parking by visitors to the club, with the authority to require cars to be moved as necessary. It was agreed that this could be incorporated into the Travel Plan. In response to a question from the Committee regarding the colour of the central portico of the proposed structure, it was reported that this would be governed by condition and the local authority would work with the applicant to ensure a suitable colour was employed.

RESOLVED

That, subject to conditions, planning application HGY/2010/1365 be approved.

Conditions:

IMPLEMENTATION

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.

EXTERNAL APPEARANCE

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

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and to assess the suitability of the samples submitted in the interests of visual amenity.

CONSTRUCTION

4. 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.

HOURS OF OPERATION

5. The use hereby permitted shall not be operated before 0800 or after 2200 hours on Monday to Saturdays or before 1000 hours and 1800 on Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

SUSTAINABILITY

6. The applicant submits a Travel plan to the Local Planning Authority which is too agreed in writing prior to the additional courts being put into use.

Reason: to promote travel by sustainable modes of transport to and form the site.

7. The applicant to submit plans for the provision of a minimum of 16 (sixteen) cycle racks which shall be enclosed under a shelter.

Reason: To improve the conditions for cyclists at this location.

REASONS FOR APPROVAL

The proposal provides additional and improved facilities that will be accessible to local Schools and the Community. The proposal is therefore considered to be in compliance with Planning Policy Guidance 17 'Sport and Recreation', and Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and OS3 'Significant Local Open Land (SLOL)' of the Unitary Development Plan 2006.

Section 106: No

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<p>PC96.</p>	<p>COOLHURST LAWN TENNIS AND SQUASH RACQUETS CLUB, COURTSIDE, N8 8EY</p> <p>The Committee considered a report, previously circulated, for Conservation Area consent, which gave details of the application, planning history and relevant factors and policies.</p> <p>RESOLVED</p> <p>That, subject to conditions, Conservation Area consent for application HGY/2010/1366 be approved.</p> <p>Conditions:</p> <p>1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.</p> <p>Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal is considered to accord with the provisions of Policy CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
<p>PC97.</p>	<p>6-8 BROWNLOW ROAD, N11 2DE</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report outlining the key points, and took questions from the Committee. The Planning Officer advised that the wording of the description of the proposal should be amended to read "Demolition of existing buildings and erection of a three story building with recessed top floor to provide 8 x two bed flats". The Committee was also advised that conditions 9, 13, 14, 15 and 16 should be deleted from the report, as these were not applicable. It was also noted that the planning application mentioned at the end of the planning history was not withdrawn as stated, but had been refused by the Council. In</p>	

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relation to the Equalities Impact Assessment for the site, the Committee was advised that the potential impact of the application had been considered, including in relation to section 71 of the Race Relations Act 1976, and that it was not considered that the proposals would significantly impact on any group in respect of race, gender, religion, age or sexual orientation.

The Committee asked whether it would be possible to include a condition that additional trees be planted for screening purposes, in response to some of the objections submitted, and it was agreed that this could be added as an informative. In response to questions from the Committee regarding clarification of the section 106 and section 278 contributions in relation to the application, it was reported that £25k s106 money was required for education, and that a separate £25k was required for works to the highways. It was agreed that the recommendation of the report should be amended to include the requirement for £25k s278 money as an estimated amount, as such contributions could vary.

RESOLVED

That, subject to conditions and subject to a pre-condition that the applicant shall first have entered into a combined agreement with Haringey Council under Section 106 of the Town and Country Planning Act 1990 (as amended), Section 16 of the Greater London Council (General Powers) Act 1974 and Section 278 of the Highways Act 1980, planning application HGY/2010/1444 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. No development is to begin or material operation carried out with the intention of implementing this planning permission unless the developer has first entered into an agreement with the Council made pursuant to Section 278 of the Highways Act 1980, to provide for a full scheme of works for the highway improvements to assist pedestrians and cyclists, to the sites frontage onto Brownlow Road and for the removal of the existing vehicle cross over.

Reason: To improve the conditions for pedestrians and cyclists at this location and reduce any potential highway safety hazards for

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pedestrians and cyclists along Brownlow Road.

3. 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.

EXTERNAL APPEARANCE / SITE LAYOUT

4. Notwithstanding the approved plans, no development shall commence until precise details of the front, side and rear elevations on drawings at a scale of 1:20 showing details which include fenestration, balconies, and location of guttering and pipework, have been submitted to, approved in writing, and implemented in accordance with the requirements of the Local Planning Authority.

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

5. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development, including details of the front boundary railings, 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.

6. Details of a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

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.

7. Notwithstanding any indication on the submitted drawings details of the siting and design of all new fencing or other means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction. The means of enclosure thereafter shall be erected in accordance with the approved details prior to the commencement of the use of the approved development.

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Reason: To ensure a satisfactory appearance for the development.

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 to include 2 x 1100ltr refuse bins and 1 x 1100ltr recycling bins. Each 2 bed flat will require space for 1 x organic waste caddy, 1 x green recycling box and 1 x garden waste bags, 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.

CONSTRUCTION

9. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

10. No development shall take place until site investigation detailing 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 these works shall be carried out as approved.

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

11. 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.

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INFORMATIVE: The development requires naming / numbering. Please contact Local Land Charges (tel. 0208 489 5573) at least 8 weeks before completion of the development to arrange allocation of suitable address(es).

INFORMATIVE: In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant: a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution, b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils and c) looks to ensure the separation of foul and surface water sewerage on all new developments.

INFORMATIVE: The proposed development requires a redundant crossover to be removed. 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 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: The implementation of a suitable soundproofing scheme is now required as part of the Building Regulations 1991 - Part E. The applicant is now therefore required to formally consult the Councils Building Control Division, 639 High Road, N17 8BD (tel. 020 8489 5504).

INFORMATIVE: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

INFORMATIVE: The applicant is advised that in the interest of the amenity of surrounding residents, a tree planting scheme shall be carried out along the rear boundary of the site. The applicant should consult the Council Arboriculturalist on Tel: 020 8489 5657

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	<p>in order to ensure that suitable number and species of trees are planted along the boundary in order to provide a visual screen.</p> <p>REASONS FOR APPROVAL</p> <p>Whilst the proposed redevelopment of this site for residential use is considered acceptable as it is compatible with surrounding uses. The siting, design, form, detailing of the block of flats are considered sensitive to its surrounding and character of the area and will provide good quality residential units. As such the proposal is considered to be in accordance with Policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008).</p> <p>Section 106: Yes</p>	
<p>PC98.</p>	<p>HOUSE EXTENSIONS IN SOUTH TOTTENHAM SUPPLEMENTARY PLANNING DOCUMENT</p> <p>The Committee considered a report on the adoption of the “House Extensions in South Tottenham” Supplementary Planning Document following approval by Cabinet on 12th October. The SPD set out design guidance for house extensions in the area, which had a history of unacceptable extensions. The Committee noted that this is now the adopted guidance for house extensions in the areas defined in the SPD.</p> <p>The Committee welcomed the clear visual examples set out in the SPD, and requested that more of these types of examples should be included in design guidance provided by the Council, as they were very useful. It was agreed that this recommendation would be taken on board when producing future guidance. In response to a question from the Committee, it was confirmed that the SPD was available online, and could be provided in hard copy to members of the public by the planning department on request. The Committee asked what would happen to existing extensions which were felt to be inappropriate; it was confirmed that these would remain, however it was envisaged that in due course these would be replaced by extensions in accordance with the design guidelines.</p> <p>The Committee welcomed the report. It was confirmed that officers would respond to the Committee on the design considerations behind what was considered to be acceptable and unacceptable options for bays windows, as shown in diagram 7 in</p>	

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	<p>paragraph 3.9 of the SPD, in response to a query from the Committee.</p> <p>NOTED</p>	
<p>PC99.</p>	<p>DRAFT SUSTAINABLE DESIGN AND CONSTRUCTION SUPPLEMENTARY PLANNING DOCUMENT</p> <p>The Committee considered a report on the draft “Sustainable Design and Construction” supplementary planning document, which was approved for public consultation by the Cabinet on 12th October 2010; the consultation would run from 4th November 2010 to 27th January 2011.</p> <p>The Committee noted that there were few illustrations within what was a lengthy document, in response to which it was reported that officers were working on providing appropriate illustrations, and these would be incorporated into the final version for clarity. The Committee expressed concern regarding the proposals for district energy systems, as these had previously been discontinued as it was found that excessive heat was being lost into the streets. It was reported that technology had improved significantly to prevent heat loss, and assurance was given that the streets would not end up being heated as occurred in the past; the report aimed to set out for developers the options available to them, including district energy systems.</p> <p>In response to a question from the Committee, it was anticipated that the final SPD would be brought to the Cabinet for approval and adoption in March 2011.</p> <p>NOTED</p>	
<p>PC100.</p>	<p>PLANNING OBLIGATIONS (SECTION 106 AGREEMENTS)</p> <p>Marc Dorfman, Assistant Director, Planning, Regeneration and Economy, presented the report on Haringey’s Section 106 (s106) policy and guidance, the s106 agreements signed and administered between 2005 and 2010 by the Planning and Regeneration Service, and the distribution of the s106 funds that have been received by the Council. In respect of the £1.1m s106 contribution that had been received but not spent in respect of the Heartlands school development, it was reported that specific proposals needed to be developed in consultation with the local community, and that these would then be presented to the Cabinet for approval. Mr Dorfman advised that a report on the s106 agreement for the GLS Depot site, Hale Village, would be brought to the Committee for consideration before the end of the current financial year. Mr Dorfman thanked officers for the significant work which had gone into compiling the report, and advised members that officers could provide detailed information on aspects of s106 matters if requested.</p>	

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The Committee asked about the current situation in respect of the Hale Village s106 agreement. Mr Dorfman advised that the Council was actively engaged with the applicant, and that there was no prospect of the contribution already paid being withdrawn. It was reported that the contribution requested had been for general infrastructure works, and that consultation with the local community would be necessary to develop specific proposals. It was confirmed that only £300k of the s106 for Hale Village had been received so far, and that £3.4m of funding had been triggered but not yet received. The amount received had been used as a contribution towards the monitoring of s106 agreements, and it was confirmed that this was borough-wide. The total s106 contribution negotiated for the whole site was £7.8m. It was reported that the Committee had so far agreed to support the progress of the development without enforcing the s106 contributions due, to ensure that the development was delivered. A report on the re-profiling of the s106 agreement would be presented to the Committee in the next few months. In response to a further question regarding the current position, Mr Dorfman agreed to circulate the Heads of Terms and trigger dates for the current agreement, and the changes currently being negotiated, to all Committee Members.

The Committee welcome the graphic representations in the report of where s106 contributions had been spent and the developments the agreements related to, as these made the information clear and comprehensible, and would enable members to ask questions of the Cabinet.

The Committee asked how the proposed Community Infrastructure Levy (CIL) would affect the Council's s106 policies, in response to which Mr Dorfman reported that the CIL would have a significant impact, as s106 contributions would apply to affordable housing and site compliance matters only, and all community benefits would be funded via the CIL. Details would not, however, be known until the Localism and Decentralisation Bill was produced. It was reported that preparations would be needed for the implementation of the CIL, and work had already begun on developing a charging schedule. Details such as the point at which payment would be due would need to be worked up, and all these issues were being looked into. It was anticipated that the new system would be in place by 2012/13, and it was hoped that this would address some of the issues regarding the reliability of the receipt of s106 money, as CIL would make contribution requirements clear to applicants at an early stage.

In response to a question from the Committee regarding the received but unspent s106 contributions in 2008/09 and 2009/10, Mr Dorfman agreed to provide this information outside the meeting. The Committee asked what expertise the Council had

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	<p>recourse to in assessing developers' claims that contributions could not be paid as negotiated, in response to which Mr Dorfman reported that this was a skill set the Council was looking to improve on. At present, a consultant was employed to provide this expertise and also to provide training to Council officers around these issues. It was suggested that Members could also receive training around these issues, and Mr Dorfman agreed to look into this.</p> <p>NOTED</p>	
<p>PC101.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC102.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday, 13 December 2010, 7pm.</p> <p>The meeting closed at 20:55hrs.</p>	

COUNCILLOR SHEILA PEACOCK

Chair