

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

Councillors: Peacock (Chair), McNamara (Vice-Chair), Christophides, Waters, Beacham, Schmitz and Egan

Also Present: Councillor Winskill

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC119.	APOLOGIES Apologies for absence were received from Cllr Rice, for whom Cllr Egan was substituting, from Cllr Reece, for whom Cllr Hare was substituting and from Cllr Reid, for whom Cllr Newton was substituting.	
PC120.	URGENT BUSINESS There were no new items of urgent business.	
PC121.	DECLARATIONS OF INTEREST Cllr Schmitz declared a personal interest as he had previously contacted Cllr Winskill to ask for a copy of the representation he was going to make to the Committee in respect of application for Monkridge.	
PC122.	DEPUTATIONS/PETITIONS There were no deputations or petitions.	
PC123.	MINUTES RESOLVED That the minutes of the meeting held on 13 December 2011 be approved and signed by the Chair.	
PC124.	APPEAL DECISIONS The Committee considered a report on appeal decisions determined by the Department for Communities and Local Government during November 2010. NOTED	
PC125.	DELEGATED DECISIONS The Committee considered a report on decisions made under delegated powers by the Head of Development Management and	

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

	<p>the Chair between 22 November and 12 December 2010.</p> <p>NOTED</p>	
PC126.	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report on performance statistics for Development Management, Building Control and Planning Enforcement since the 13th December 2010 Planning Committee meeting.</p> <p>In response to a question from the Committee, it was agreed that information on the breakdown of planning applications outstanding after 3 months, 6 months and 12 months would be provided to Cllr Egan outside the meeting.</p> <p>NOTED</p>	
PC127.	<p>PLANNING ENFORCEMENT UPDATE</p> <p>The Committee considered a report on Planning Enforcement's progress in maintaining service delivery up to the third quarter of 2010/11 and the reduction in establishment following an in-year budget reduction.</p> <p>In response to a question from the Committee, Myles Joyce, Team Leader Planning Enforcement, advised that the cases at 1 Bruce Castle Road and 9 Heybourne Road had been referred to court under the Proceeds of Crime Act. It was confirmed that the Council should receive a share of any funds recovered as a result of successful legal action.</p> <p>NOTED</p>	
PC128.	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered a report recommending Tree Preservation Orders against trees located at Scout Park, Gordon Road N11 and 54 Avenue Road, N6. There were no objections in relation to the proposed TPO at Scout Park, however an objection had been received in relation to 54 Avenue Road.</p> <p>Mr Keeley, a freeholder of 54 Avenue Road, addressed the Committee in objection to the proposed TPO as the trees were causing damage to the property and would cause further damage as they grew, as well as blocking light to the property. It was reported that the freeholders of the property would be happy to replace the trees with other species which would not cause the same problems. Mr Keeley answered questions from the Committee.</p>	

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

	<p>In response to questions from the Committee, officers advised that a TPO would not prevent necessary work from being undertaken to the trees, but would mean that any work would need the approval of the Council.</p> <p>The Chair moved the recommendation that the TPO be approved and on a vote of 8 in favour, 1 opposed, the motion was carried.</p> <p>RESOLVED</p> <p>That the Tree Preservation Orders at Scout Park, Gordon Road, N11 and 54 Avenue Road, N6 be confirmed.</p>	
<p>PC129.</p>	<p>MONKRIDGE, CROUCH END HILL, N8</p> <p>The Committee considered a report, previously circulated, which set out the application, the site and its environment, planning history, consultation and relevant planning factors and policies. The officer gave a presentation outlining the key issues, in particular the differences between the current application and the previously refused application relating to the same site, and suggested that additional conditions be imposed requiring the submission of a parking management plan, and the protection of existing trees during construction work.</p> <p>In response to questions from the Committee, it was confirmed that the window design had not altered since the Conservation Officer had made their response to the consultation, but that it was felt that the proposed design was an improvement on the previous application and was satisfactory. It was reported that details of how parking arrangements at the site would be enforced would be covered in the parking management plan, and that a fuller plan than the version already submitted would be required by condition, were the application granted. In response to concerns expressed that the issue of hard landscaping was not adequately addressed in the report, despite accounting for a large number of responses to the consultation, the Committee was advised that the presentations made by all parties at the meeting and the responses to questions should also be taken into account when making its decision, and not just the written report.</p> <p>Two local residents, Ms Hessel and Mr Hoyle, spoke in objection to the application. Ms Hessel outlined the number of schools and community facilities in the vicinity of the site, and emphasised the existing road safety issues which the application would exacerbate were it to be granted, putting local primary school children at risk. Mr Hoyle told the Committee that there was no local support for the development, which would make the existing building more dominating and more dense than at present, and reduce the amount of open space on the site. Mr Hoyle expressed concern that the parking management plan showed</p>	

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

that access to the car park would be via the entrance directly opposite the entrance to a busy school. It was stated that the scheme was fundamentally the same as the previous scheme which had been refused and that this development should also be refused permission.

Cllr Winskill, Ward Councillor for Crouch End, addressed the Committee in objection to the application, and showed some photographs illustrating existing traffic problems in the vicinity of the site, which was one of the key objections from local residents. Cllr Winskill reported that the proposals would have an adverse effect on the Conservation Area and should be refused outright, as it was almost the same as the previous scheme which was refused, just with more parking spaces. Concern was also expressed regarding the impact on residents of the loss of front gardens to accommodate the new parking spaces, and the environmental impact of replacing lawn with hard surfaces.

In response to questions from the Committee, the objectors reported that traffic would not be as bad as pictured outside of school drop-off and collection hours, however the road safety concerns attached to such congestion were significant, even if it were only for a brief period. It was reported that even a very modest increase in the number of vehicles, given the current congestion in the area, would have an impact. In response to questions regarding the design of the development, the objectors felt that there had been no significant improvement since the previous application that had been refused, and that there was no reason why this application should be granted.

The applicants addressed the Committee in support of the application and stated that, as a result of the feedback they had received from local residents, the scheme had been revised to take into account the issues raised. It was reported that at present the buildings on the site had a neutral impact on the Conservation Area, and it was hoped that the proposals would enhance the Conservation Area by improvements such as the introduction of pitched roofs to the rear and the improved design of the dormer windows. It was reported that concerns raised by the Planning Committee when the application was previously refused had been taken on board and that the current scheme had been improved accordingly. The applicants advised that the increased number of parking spaces had been proposed following extensive consultation with the Council, and that the proposed access to the car park was via an existing entranceway which it was not proposed to be widened. It was reported that the creation of an internal access route would improve safety in the area, as vehicles would have sufficient space to turn and exit the site in forward gear rather than having to reverse onto the footway. The applicants reported that they did not expect the development to have any impact on parking locally.

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

In response to a question from the Committee regarding the possibility of marketing the flats to non-car owners, the applicants reported that this was a possibility but that there would be no legal mechanism to ensure that tenants complied. In response to further questions from the Committee regarding parking and road safety, the applicants stated that they felt that, by enabling vehicles to turn around within the site, vehicles would be able to exit the site more safely. The Committee also asked about the impact of the proposed pitched roofs at the rear, to which the applicants responded that these would significantly improve the appearance of the site from the rear. In response to a question regarding why the proposals did not include a lift, the applicants reported that the insertion of a lift would have a significant impact on all existing units on the site, and would also have a significant impact on the roofline, which would be to the detriment of the Conservation Area.

The Committee examined the plans.

The Committee asked about the measures that would be put in place to ensure that residents were not disturbed during the period of any works and to protect existing trees from the landscaping works; officers suggested that conditions be added to address both of these issues. The Committee asked for assurance that the application complied with all the relevant policies such as the Local Development Framework, transport plan and Greenest Borough strategy in respect of the transport aspects, in response to which Malcolm Smith, Team Leader Transportation, advised that it was not felt that the development would not have an impact, for example, in respect of CO2 emissions, as a result of the development.

The Chair moved the recommendation that the application be approved and on a vote with 5 in favour, 3 against and 1 abstention it was:

RESOLVED

- 1) That planning permission be granted in accordance with planning application reference number HGY/2010./1883 (“the Planning Application”), subject to a pre-condition that [the applicant and] [the owner(s)] of the application site shall first have entered into an agreement or agreements with the Council [under Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure:

Under Section 106:

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

- An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £17,275.00
- An administration cost of £525.00

2) That, in the absence of the agreement(s) referred to in resolution (i) above being completed by 20 February 2011, planning application number HGY/2010/1883 shall be refused for the following reasons:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education provision the proposal is contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and SPG10c 'Education needs generated by new housing'.

3) In the event that the Planning Application is refused for the reasons set out in resolution (2) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- i) there has not been any material change in circumstances in the relevant planning considerations, and
- ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
- iii) the relevant parties shall have previously entered into the agreement(s) contemplated in resolution (i) above to secure the obligations specified therein .

4) That following completion of Agreement referred in (i) above, planning permission be granted in accordance with planning application no. HGY/2010/1883 Applicants' drawing No. (s) 169.(1)0.010 – 020 incl.; 196.(1)1.101a – 014 incl.; 196.(1)2.010 – 015 incl.; 196.(1)3.010 – 012 incl. and 015.

Subject to the following conditions, and additional conditions for a parking management plan, a condition to ensure that disturbance to residents during construction work was minimised and a condition that trees be protected during the landscaping work.

Conditions:

GENERAL

1. The development hereby authorised must be begun not

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

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.

MATERIAL AND LANDSCAPING

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

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

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

landscaped areas in the interests of the visual amenity of the area.

SUSTAINABILITY

6. Prior to occupation of the residential development hereby approved, a statement demonstrating consistency with the submitted Energy Statement Assessment, which indicates the use of renewable technologies on site will lead to 20% reduction in predicted CO2 emissions (measure against a base building according to current Building Regulations), shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any written approval given by the LPA.

Reason: To ensure the development incorporates on-site renewable energy generation and in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy.

7. Prior to occupation, a statement demonstrating energy efficient measures including design, building fabric improvements, use of on-site equipment and where applicable connection to decentralised energy networks for reduction in fossil fuel use and CO2 emissions in line with an energy statement shall be submitted to and approved by the Local Planning authority and shall be implemented prior to the occupation of the dwellings hereby permitted and be maintained thereafter for the life of the development.

Reason: To ensure the development incorporates on-site renewable energy generation and in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy.

OTHER

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. 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

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

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

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

INFORMATIVE: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

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

REASONS FOR APPROVAL

The proposed development is acceptable for the following reasons:

The proposed dormers and roof alterations in terms of their scale, height, massing, alignment and fenestration pattern have been designed sensitively to avoid adverse impact on the residential amenities of neighbouring properties.

The proposed development on the former garages will be kept sufficiently away from the boundaries to ensure sufficient separation distances from adjoining neighbours to not cause harm additionally the building will not be highly visible from the public realm and as such will not detract from the character and appearance of Conservation Area. The proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', M10 'Parking for Development', CSV1 'Development in Conservation Areas' and CSV5 'Alterations and Extensions in Conservation Area' of the adopted Haringey Unitary Development Plan (2006) and supplementary planning guidance SPG1a 'Design Guidance and Design Statements' and SPG7c 'Transport Assessments'.

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

	Section 106: Yes	
PC130.	<p>MONKRIDGE, CROUCH END HILL, N8</p> <p>The Committee considered a report, previously circulated, which gave details of the application for Conservation Area Consent, the site and its environment, planning history and relevant planning policy and consultation responses.</p> <p>RESOLVED</p> <p>That, subject to condition, application HGY/2010/1885 be approved.</p> <p>Condition:</p> <ol style="list-style-type: none"> 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>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 be consistent with Policy CSV 7 'Demolition in Conservation Areas' of Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
PC131.	<p>PLAYGROUND SITE ADJOINING STAINBY ROAD, N15</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the site and its environment, planning history, consultation and relevant planning policies and factors. The Planning Officer gave a presentation outlining key issues, and responded to questions from the Committee.</p> <p>The Committee asked who the users of the current play area were, in response to which officers advised that the equipment provided was for children aged five and under, but that the space itself was open for anyone to use. Officers advised that, at present, the space was rarely used. In response to questions from the Committee regarding the proposal to change the road from one-way to two-way traffic and the relocation of the play area, officers advised that the proposed location for the play area</p>	

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

was better as it was more secure and more enclosed and it was hoped that this would lead to it being more used. It was reported that the introduction of two-way traffic was unlikely to change the overall volume of traffic but might reduce the average speed on the road, which would be beneficial. The Committee asked whether there would be a time when the old play area had been removed and the new area was not yet completed, in response to which it was reported there may be some gap in provision of play facilities on the site. Sandra Lawrence, Housing, advised that it could take 6 months from the granting of the application for new facilities to be in place; consultation with local residents regarding what they wanted in respect of play facilities was ongoing.

Two local residents, Ms Benson and Mr Barnes spoke in objection to the application. Ms Benson told the Committee that residents had not had a sufficient opportunity to engage with the development forum, as they had been told about it at short notice. Ms Benson advised that the current playground should be improved and extended, and that the development was inappropriate as it would put pressure on existing community facilities such as schools, as the additional community infrastructure to support new development was not in place. Mr Barnes reported that he was in favour of the development in principal, but felt that it should include a community facility, such as a training facility for young people in the area, so that residents would benefit from the development. Mr Barnes felt that any money generated from the development should be reinvested in community facilities for local residents.

In response to questions from the Committee, Ms Benson advised that she was opposed to the relocation of the play area, as the proposed new site was one of the only open green spaces in the vicinity, which would be lost. She also felt that the issue of overdevelopment in the area was a key issue. In response to further questions from the Committee, Ms Benson reported that the issue of lack of community facilities was more of an issue than any potential improvements to the streetscape, and that the existing open green space should be retained and improved to make it more enticing for use by local residents. The Committee asked Mr Barnes about the use of the existing play area, and he responded that the existing provision was rarely used due to its location, and that the proposed new location would be better.

The applicant, Mr Gilling, addressed the Committee in support of the application and advised that the concern regarding the lack of community facilities was being addressed by means of the section 106 agreement. In response to residents' suggestions regarding training for local young people, Mr Gilling advised that they could look at ensuring that the contractors used local labour and offered training opportunities during the construction of the development. It was reported that the proposed communal space

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

within the estate would improve the amenity for local residents, and that measures to address the issues of pollution and noise from the road would be incorporated into the design.

The Committee examined the plans.

Marc Dorfman, Assistant Director, Planning, Regeneration and Economy, advised the Committee that the section 106 could be amended such that the development could not be occupied until such time as the new play area was available for use. In response to local residents' concerns regarding the lack of health facilities in the area, Mr Dorfman reported that a new health centre was being built as part of the Hale Village development, and that the Council was working with the PCT and potential GPs to secure health provision at this site. In response to a question from the Committee regarding the nature of the new play facilities to be provided, Ms Lawrence advised that consultation with local residents regarding their needs was ongoing. It was also suggested that information could be provided to local residents on safe routes to local parks.

The Chair moved the recommendation that the application be approved, including the suggested amendment to the section 106 agreement, and on a unanimous vote in favour it was:

RESOLVED

i) That Planning Permission be granted in accordance with planning application reference number HGY/2010/2025 ("the Planning Application") subject to a pre-condition that [the applicant and] [the owner(s)] of the application site shall first have entered into an agreement or agreements with the Council [under Section 106 of the Town and Country Planning Act (as amended) and Section 16 of the Greater London Council (General Powers) Act 1974] [and] [under Section [278] of the Highways Act 1980] in order to secure:

Under Section 278:

An agreement under section 278 of the Highway Act 1980 for a monetary contribution towards the implementation of a highway lighting scheme and the resurfacing of the footways in the immediate vicinity.

Under Section 106:

- The provision of affordable housing at 50% = 40 habitable rooms to achieve 70% for social renting and 30% for intermediate (rent to homebuyer). The total habitable rooms = 81. The tenure breakdown for the affordable units are 3 x 3 beds and 3 x 4 beds for social renting and 2 x 1

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

- beds and 3 x 2 beds for intermediate (rent to homebuy).
- An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £131,219.00
 - Car-free development – contribution of a sum of £1000 (one thousand pounds) towards the amendment of the TMO for this purpose.
 - To provide the residents of the new development with one year free membership to the "car club scheme" to help mitigate the non provision of off-street parking.
 - An administration cost of £3,900.00

ii) That, in the absence of the agreement(s) referred to in resolution (1) above being completed by 27 January 2011, planning application reference number HGY/2010/2025 be refused for the following reasons:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards educational provision the proposal is contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and SGG10c 'Education needs generated by new housing'.

iii) In the event that the Planning Application is refused for the reasons set out in resolution ii) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- i) there has not been any material change in circumstances in the relevant planning considerations, and
- ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
- iii) the relevant parties shall have previously entered into the agreement(s) contemplated in resolution (i) above to secure the obligations specified therein.

iv) That following completion of Agreement referred in (i) above, planning permission be granted in accordance with planning application no. HGY/2010/2025 Applicant's drawing No.(s) J09.262/D90, 91, 92 and 100- 106A -113 incl.

Conditions:

GENERAL

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

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.

MATERIAL AND LANDSCAPING

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

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.

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

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

SUSTAINABILITY

6. Prior to occupation of the residential development hereby approved, a statement demonstrating consistency with the submitted Energy Statement Assessment, which indicates the use of renewable technologies on site will lead to 20% reduction in predicted CO2 emissions (measure against a base building according to current Building Regulations), shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any written approval given by the LPA.

Reason: To ensure the development incorporates on-site renewable energy generation and in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy.

7. Prior to occupation, a statement demonstrating energy efficient measures including design, building fabric improvements, use of on-site equipment and where applicable connection to decentralised energy networks for reduction in fossil fuel use and CO2 emissions in line with an energy statement shall be submitted to and approved by the Local Planning authority and shall be implemented prior to the occupation of the dwellings hereby permitted and be maintained thereafter for the life of the development.

Reason: To ensure the development incorporates on-site renewable energy generation and in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy.

8. The proposed development must achieve level 4 Code for Sustainable Homes.

Reason: To ensure the development meets the Code Level for sustainable Homes as approved in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance and improve environmental quality and resource efficiency.

OTHER

9. 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

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

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.

10. 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.

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

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

12. Before the commencement of any works on site, a fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for all site boundaries.

Reason: In order to ensure a satisfactory means of enclosure for the proposed development.

13. The development hereby permitted shall construct the Wheelchair housing units in accordance with the Design and Quality Standards laid down by Greater London Authority 'Best Practice Guidance' September 2007.

Reason: To ensure the wheelchair units meet the appropriate standard for wheelchair users.

14. Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

- b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
- " a risk assessment to be undertaken,
 - " refinement of the Conceptual Model, and
 - " the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.
- c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

15. No works shall be carried out on the site until proof of registration that either the site or Contractor Company is registered with the Considerate Constructors Scheme in relation to construction dust.

Reason: To protect the amenity of future occupants against poor air.

16. The width of the required vehicle crossover onto Stainby shall be restricted to a maximum of 4.8 metres.

Reason: To ensure that the use of the access does not prejudice pedestrian safety

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

17. Before development commences:

a) A building ventilation strategy shall be carried out which shall consider natural ventilation, mechanical ventilation and mixed-mode ventilation and identify the best available ventilation mode to reduce exposure to air pollution and sent to the LA for approval. The strategy should take into account the Building Regulations 2000, Approved Document F (Ventilation) and the Domestic Ventilation Compliance Guide, as well as guidance provided by the Chartered Institution of Building Services Engineers (CIBSE), including Guide A: Environmental Design and Minimizing Pollution at Air Intakes. A balance must be struck between ventilation to improve air quality indoors versus air tightness to improve energy efficiency performance. The ventilation must address the pollutants of concern of PM10 and nitrogen dioxide.

b) Using the information in the ventilation strategy and prior to the commencement of works on the development, details of the ventilation or other plant shall be submitted to and approved by the Local Planning Authority prior to installation. Details should include full specifications of all filtration, deodorising systems, and noise output and termination points. The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reason: To protect the amenity of future occupants against poor air pollution

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: The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development.

INFORMATIVE: Any necessary works affecting the public highway 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: That the applicant be aware that the proposed development lies within Haringey's Air Quality

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

	<p>Management Area, which was declared in March 2002.</p> <p>REASONS FOR APPROVAL</p> <p>The scale and position of the proposed buildings is such that, any loss of amenity to existing occupiers would be minimised. The proposed height of the buildings at four storey would conform to the predominate height of existing buildings in the locality and the overall design would not comprise the character of the local area in general. The proposed density conforms to current guidelines as set out in the London Plan and the proposed housing provision would contribute the Council's housing target. The proposed development is expected and required to achieve Code for Sustainable Homes Level 4.</p> <p>The capital receipt from the disposal of the playground site will be ring fenced for estate improvement works on Saltram Close housing estate, which will include the re-provision of a secure playground for the benefit of the estate residents. The Strategic and Community Housing service supports this scheme. The scheme would be subject to a section 106 legal agreement for affordable housing, education contribution and contributions towards highway improvement nearby to the site.</p> <p>Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan Policies: UD3 'General Principles', UD4'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG10, 'Dwelling Mix', HSG 4 'Affordable Housing', HSG 7 'Housing for Special Needs', M9 'Car-Free Residential Developments' and SPG1a 'Design Guidance', SPG10c 'Education Needs Generated by New Housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).</p> <p>Section 106: Yes</p>	
<p>PC132.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>The Committee asked for an update on the request at the previous meeting that the rules regarding visitor permits in Controlled Parking Zones be reviewed. Malcolm Smith, Transport, reported that it had been agreed that residents of defined car free developments within CPZs would be allowed to apply for visitor parking permits, but would not be allowed resident parking permits.</p>	

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 11 JANUARY 2011**

PC133.	DATE OF NEXT MEETINGS Special Planning Committee, Monday 24 th January, 7pm. Planning Committee, Monday 14 th February, 7pm. The meeting closed at 21:40hrs.	
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COUNCILLOR SHEILA PEACOCK

Chair