

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 14 NOVEMBER 2011**

Councillors: Basu, Beacham, Demirci (Chair), Erskine, Mallett, Peacock (Vice-Chair), Reid, Schmitz and Waters

Also Present: Councillor Bevan

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PC72.</b>	<p><b>APOLOGIES</b></p> <p>Apologies for absence were received from Cllr Rice, for whom Cllr Mallett was substituting.</p>	
<b>PC73.</b>	<p><b>URGENT BUSINESS</b></p> <p>An item of urgent business had been received in respect of Clarendon Square, seeking the addition of an additional condition to the permission already granted, relating to health and safety.</p> <p>It was clarified for the record that this report was only seeking agreement to the addition of a condition, and that voting in favour of this proposal did not necessarily constitute endorsement of the planning application itself, consideration of which not all Members had taken part in.</p> <p>On a vote of 7 in favour, 1 against and 1 abstention it was:</p> <p><b>RESOLVED</b></p> <p>That the addition of the following condition to the decision on 22 September 2011 to grant outline planning permission (subject to conditions, a s106 legal agreement and the Mayor’s Direction) for land at Haringey Heartlands between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross/East Coast Mainline – Ref. No. HGY/2009/0503 be approved:</p> <p><i>“No part of the development shall be occupied until the Hazardous Substances Consent for the gasholder station has been revoked or varied in accordance with the Planning Hazardous Substances Act 1990, as amended, such that the Health and Safety Executive (HSE) does not advise that permission should be refused on safety grounds, and written confirmation of the necessary revocation or variation has been issued by the London Borough of Haringey as local planning authority.</i></p> <p><i>Reason: in the interests of health and safety, it is necessary to ensure that the adjoining gas infrastructure will not present a risk to safety.”</i></p>	

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<b>PC74.</b>	<b>DECLARATIONS OF INTEREST</b>  Cllr Schmitz declared a personal interest in agenda item 11, 677 Green Lanes, as having taken part in an online discussion forum with regards to the site.  Cllr Demirci declared a personal interest in agenda item 7, Wood Green Police Station, as the matter had been discussed at a Ward meeting at which he had been present, but he had not participated in the discussion.	
<b>PC75.</b>	<b>DEPUTATIONS/PETITIONS</b>  There were no deputations or petitions.	
<b>PC76.</b>	<b>MINUTES</b>  <b>RESOLVED</b>  That the minutes of the meeting held on 10 October 2011 and the special meeting held on 22 September 2011 be approved and signed by the Chair.	
<b>PC77.</b>	<b>WOOD GREEN POLICE STATION, 347 HIGH ROAD, N22</b>  The Committee considered a report, previously circulated, which set out details of the application, the site and surroundings, planning history, relevant planning policy, consultation and responses and analysis. The report recommended that the application be granted, subject to conditions. The Planning Officer gave a presentation on key elements of the report, and advised that while no details of the internal layout or design of the custody suite could be provided for security reasons, the design standards for this would be as set out by the Home Office design guide for police buildings and other relevant guidance. It was also confirmed that if the custody suite at Wood Green were full, the central cell allocation service would identify the nearest police station with available space for allocation to any new detainee.  The Committee was advised of two proposed variations to the conditions as set out in the report; in relation to condition 4 regarding noise levels, it was proposed that this condition be changed such that with the exception of the emergency generator, the noise level would be as set out in the existing condition, but with the emergency generator running, the noise could be above the background noise level; in relation to condition 19 on disabled parking spaces, the Metropolitan Police had requested that of the 4 disabled parking bays marked out, three of these could be used for operational vehicles at times when the disabled parking spaces were not required.	

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The Committee examined the plans and discussed the application. In relation to concerns raised that prisoners should not be held in the custody suite for more than 72 hours, officers advised that this was not a material planning consideration, and that the use of the custody suite was ancillary to the primary use as a police station; therefore, any condition added in respect of use of the custody suite would be outside the Committee's remit. In response to concerns raised regarding potential issues with vehicles associated with the police station parking at property owned by addressed as part of the Travel Plan, which was covered by the proposed condition 20 as set out in the report.

Concern was expressed that it should be clear that the custody suite at Wood green was not to be used for remand prisoners, and it was moved by Cllr Schmitz that an informative be added limiting the maximum amount of time that prisoners could be kept in the custody suite to 72-hours. On a vote of 2 in favour and 7 against, this motion fell.

The Chair moved the recommendations of the report, with the amendments to the conditions in respect of external noise and disabled parking, and on a vote of 8 in favour and 1 against it was:

**RESOLVED**

- 1) That planning permission be granted in accordance with planning application reference HGY/2011/1094 subject to a pre-condition that the applicant shall first have entered into an agreement or agreements with the London Borough of Haringey (under Section 106 of the Town and Country Planning Act (as amended) 1990) in order to secure the following general items:

- Highways, Transport and Access Improvements
- Administration Charge

**Monitoring**

To ensure that the s106 obligations are honoured in a full and timely manner, implementation of the s106 obligations will be subject to regular monitoring and target dates will be set where appropriate.

- 2) That permission be granted subject to conditions and subject to section 106 Legal Agreement in accordance with the approved plans and documentation as follows:

Applicant's drawing No's: 990.P.700 REV P1; 001 REV P1; 102 REV P1; 103 REV P1; 104 REV P1; 105 REV P1; 106 REV P1; 107 REV P1; 110 REV P1; 111 REV P1 and 112 REV P1

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Subject to the following conditions:

**COMMENCEMENT OF DEVELOPMENT**

1. The development to which this permission relates must be commenced 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 Section 91 of the Town and Country Planning Act 1990 and the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

**DEVELOPMENT IN ACCORDANCE WITH APPROVED PLANS**

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

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

**DETAILS OF MATERIALS**

3. Notwithstanding the description of the materials in the application, no construction shall be commenced until precise details and samples of the facing materials and roofing materials to be used for the external construction of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority.

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.

**CONTROL OF EXTERNAL NOISE**

4. The design and installation of new items of fixed plant shall be such that, when in operation, the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. A noise report shall be produced by a competent person(s) to demonstrate compliance with the

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above criteria, and shall be submitted to and approved by the local planning authority.

Reason: In order to protect the amenity of nearby residential occupiers.

**LIGHTING PLAN**

5. Notwithstanding the details of lighting referred to in the application submission, full details of a lighting plan for the site shall be submitted to and approved in writing by the local planning authority, prior to the occupation of the premises.

Reason: To safeguard the amenities of the occupiers of adjoining properties.

**LANDSCAPING – LANDSCAPING SCHEME**

6. Notwithstanding the details of landscaping referred to in the application the development shall not be brought into use until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include a) those existing trees to be retained; b) those existing trees to be removed; c) those new trees and shrubs to be planted together (including green roofs) with a schedule of species d) hard surfacing.

Reason: To enhance the appearance of the development and in the interest of safeguarding the amenities of residents in the area.

**LANDSCAPING – IMPLEMENTATION/MAINTENANCE**

7. All landscaping and ecological enhancement works, including planting, seeding or turfing comprised in the approved scheme of landscaping shall be completed no later than the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of FIVE years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.

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**LANDSCAPING – PROTECTION OF EXISTING TREES**

8. No development shall commence until an Arboricultural method statement, including a tree protection plan, has been prepared in accordance with BS5837:2005 “Trees in Relation to Construction”, and approved by the Local Planning Authority. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees. Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete.

Reason: To protect the trees which are to be retained and in the interest of the visual amenities of the area.

**BOUNDARY TREATMENT**

9. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

**WASTE MANAGEMENT AND RECYCLING**

10. A detailed scheme for the provision of refuse, waste storage and recycling within the site, including location, design, screening, and operation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme shall be carried out in strict accordance with the approved details. Arrangements will need to be made with an authorised/ licensed waste carrier for trade to collect refuse and recycling from the premises.

Reason: To ensure good design, to safeguard the amenity of the area and ensure that the development is sustainable and has adequate facilities.

**HOARDINGS**

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11. Prior to the commencement of development full details of a scheme for the provision of hoardings to be erected around the site from the commencement of works and to be retained during the construction period including details of design, height, materials and lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the scheme as approved unless otherwise agreed in writing by the local planning authority.

Reason: In order to have regard to the visual amenity of the locality and the amenity of local residents, businesses and visitors during construction works.

**CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

12. The development hereby approved shall not commence until a Construction Environmental Management Plan, including Site Waste Management Plan and a Site Management Plan, has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include but not be limited to the following: a) Public Safety, Amenity and Site Security; b) Operating Hours, Noise and Vibration Controls; c) Air and Dust Management; d) Storm water and Sediment Control and e) Waste and Materials Re-use. The Site Waste Management Plan will demonstrate compliance with an appropriate Demolition Protocol. The development shall be carried out in accordance with the approved details.

Reason: In order to have regard to the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

**CONSTRUCTION DUST MITIGATION**

13. No development shall commence until the appropriate mitigation measures to minimise dust and emissions are incorporated into the site specific Construction Management Plan based on the Mayor's Best Practice Guidance (The control of dust and emissions from construction and demolition). This should include an inventory and timetable of dust generating activities, emission control methods and where appropriate air quality monitoring). This must be submitted to and approved in writing by the LPA prior to any works being carried out on the site.

Reason: To protect the environment and amenities of the locality.

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**CONSTRUCTION – CONSIDERATE CONTRACTORS**

14. The site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In the interest of amenity.

**CONSTRUCTION TRAFFIC MANAGEMENT PLAN &  
CONSTRUCTION LOGISTICS PLAN**

15. The development hereby permitted shall not commence until a Construction Traffic Management Plan (incorporating Travel Plan), including a Construction Logistics Plan (CLP) and a construction vehicle routing plan, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented at all times during the construction of the development, to the satisfaction of the Local Planning Authority.

Reason: In the interest of residential amenity and highway safety and to promote sustainable transport and in order to confine construction traffic to permitted routes so as not to prejudice the free flow of traffic or pose any potential highway and safety hazards for all other road users.

**CONSTRUCTION HOURS**

16. 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.

**CCTV AND SECURITY LIGHTING**

17. Prior to occupation of the development a scheme showing full details for the following shall be submitted to and approved in writing by the Local Planning Authority.

- a) CCTV;
- b) Security lighting

Reason: In order to ensure that the proposed development achieves the safer places attributes as detailed by Planning Policy Statement 1: Safer Places: The Planning System & Crime Prevention and to prevent crime and

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create safer, sustainable communities and in order to ensure the location of CCTV protects the privacy of neighbouring residential properties.

**CYCLE PARKING**

18. The development hereby approval shall include the provision of 30 (thirty) cycle racks which shall be enclosed within a lockable shelter.

Reason: To increase the use of sustainable travel modes by staff of this development.

**DISABLED PARKING**

19. The development hereby approved shall include the provision of 4 (four) disabled car parking bays within the site.

Reason: To assist the mobility-impaired staff and patrons of this development.

**TRAVEL PLAN**

- 20.A Travel Plan, in compliance with Transport for London Guidance, shall be submitted to and approved in writing by the local planning authority, at least 3 months in advance of occupation of the development.

Reason: In order to encourage the use of sustainable modes of transport for journeys to/from the site.

**SIGNAGE**

21. Prior to occupation of the development, precise details of any signage proposed as part of the development shall be submitted to and approved in writing by the local planning authority.

Reason: to achieve good design throughout the development and to protect the visual amenity of the locality.

**BREEAM – DESIGN STAGE ASSESSMENT**

22. The development hereby permitted shall be built to a minimum standard of "Very Good" under the Building Research Establishment Environmental Assessment Method (BREEAM) 2008 Scheme. Notwithstanding the BREEAM pre-assessment referred to in the submitted Sustainability Statement (Document Ref: REP-PL-HOR-011A), a BREEAM design stage assessment will be

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submitted to the Local Planning Authority prior to the commencement of construction. The BREEAM design stage assessment will be carried out by a licensed assessor.

Reason: To ensure that development takes place in an environmentally sensitive way.

**BREEAM CERTIFICATE**

23. The development hereby permitted shall be built to a minimum standard of "Excellent" under the Building Research Establishment Environmental Assessment Method (BREEAM). Within three months of the occupation of the completed development, a copy of the Post Construction Completion Certificate for the relevant building verifying that the "Excellent" BREEAM rating has been achieved shall be submitted to the Local Planning Authority. The Certificate shall be completed by a licensed assessor.

Reason: To ensure that development takes place in an environmentally sensitive way.

**LONDON FIRE AND EMERGENCY PLANNING AUTHORITY**

24. Prior to the commencement of the development the applicant shall consult the London Fire and Emergency Planning Authority (LFEPA) regarding fire fighting access and arrangements and a letter confirming that the LFEPA is satisfied with the proposal shall be submitted to the local planning authority.

Reason: To ensure suitable fire fighting access and arrangements are provided.

**INFORMATIVES:**

**INFORMATIVE – REMOVAL OR VARIATION OF CONDITIONS**

The applicant is advised that Section 73 of the Town and Country Planning Act 1990 (Determination of applications to develop land without compliance with conditions previously attached) requires formal permission to be granted by the Local Planning Authority for the removal or variation of a condition following grant of planning permission.

INFORMATIVE: The development hereby approved shall include the retention of historic internal features such as the memorial plaque and external historic features such as the traditional blue police lamp.

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REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

- a) It is considered that the principle of this development is supported by National, Regional and Local Planning policies which seek to support the provision of social infrastructure, including police facilities.
- b) The building and its proposed use are considered to be suitably located in respect of the surroundings, impact on neighbouring properties and site constraints and it is considered there would be no significant adverse impacts in terms of noise, disturbance, overlooking or overshadowing.
- c) The Planning Application has been assessed against and is considered to be in general accordance with the intent of National, Regional and Local Planning Policies requirements including London Borough of Haringey Unitary Development Plan (UDP) 2006, policy G1 Environment, G2 'Development and Urban Design', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 Waste Storage, UD8 Planning Obligations, M2 'Public Transport Network', M3 'New Development Location and Accessibility', M5 Protection, Improvement & Creation of Pedestrian & Cycle Routes, M10 'Parking for Development', CSV1 Development in Conservation Areas, CSV3 'Locally listed buildings & designated sites of industrial heritage interest'.

Section 106: No

**PC78.**

**FORMER LYNX DEPOT, COPPETTS ROAD, N10**

The Committee considered a report, previously circulated, which set out details of the application, the site and surroundings, planning history, relevant planning policy, consultation and responses and analysis. The report recommended that permission to replace the extant planning consent be granted, subject to conditions. The Planning Officer gave a presentation outlining key elements of the application and responded to questions from the Committee.

The Committee suggested that the mixed-use nature of the scheme should be retained in order to protect employment at the site, and requested that a condition be added to the effect that there should be no residential use permitted on the particular site in question. On a vote of 7 in favour of this condition and one abstention, it was agreed that such a condition should be added.

On the motion of the recommendations of the report and the

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additional condition as set out above it was:

**RESOLVED**

That application HGY/2011/1624 for a new planning permission to replace an extant planning permission HGY/2008/1484 be granted, subject to conditions and an additional condition preventing residential use of the site.

**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 / SITE LAYOUT**

3. 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 hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

4. 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. 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

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satisfaction of the Local Planning Authority.

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

**CONSTRUCTION**

6. 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.

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

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

**TRANSPORTATION**

8. No development shall commence until the developer has entered into an agreement under s278 of the Highways Act 1980 with the Local Highway Authority for works towards an improvement scheme aimed at assisting pedestrians and cyclists, to the sites eastern periphery along Coppetts Road.

Reason: In the interests of highway and pedestrian safety.

9. Prior to the occupation the buildings hereby approved, a satisfactory Travel Plan, to comply with Transport for London Guidance, shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented by the applicant in accordance with the timescales, targets and other details set out within the plan.

Reason: In the interest of ensuring sustainable travel patterns and to reduce reliance on private motor

**OTHER**

10. The ground, first floor windows and dormer windows in the south-eastern elevation of the two L-shaped buildings as shown on the approved plans shall contain obscure glazing which shall be installed prior to occupation and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

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

11. Prior to the commencement of development, details of energy efficient design and the potential for the use of renewable energy sources shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the 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.

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

**REASONS FOR APPROVAL:**

This application for a new planning permission to replace an extant planning consent HGY/2008/1484 is considered acceptable on the grounds that since the approval of this application there has been no overriding change in the Council's policy position or no new material considerations, other than a need to secure a financial contributions towards improving the footway along the adjoining section of Coppetts Road. The proposal is considered to be consistent with policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', EMP5 'Promoting Employment Uses' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan (2006) and the Councils SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials' and the Council's 'Housing' Supplementary Planning Document (2008).

Section 106: No

**PC79.**

**1 TREESIDE PLACE, CRANLEY GARDENS, N10**

The Committee considered a report, previously circulated, which set out details of the application, the site and surroundings, planning history, relevant planning policy, consultation and responses and analysis. The report recommended that the application be granted, subject to conditions. The Planning Officer gave a presentation highlighting key elements of the report, and responded to questions from the Committee.

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In response to a question from the Committee regarding the Planning Inspector's view that a crossover at the site proposed would not pose a hazard in respect of road safety, and whether this was still valid, Maurice Richards, Transport, advised that the data with regards to road safety at that site had been looked into and it was not felt that there was any safety implication. It was also confirmed, in response to a question from the Committee, that there was no issue in respect of the ground level at the site of the hard standing. The Committee asked about the scope for planting between the parking area and Parkland Walk, in response to which it was confirmed that planting could be undertaken by the applicant, but that the difference in ground level and existing fence between the site and Parkland Walk meant that the parking area was currently not visible from Parkland Walk.

Cllr Jim Jenks addressed the Committee on behalf of local residents, and expressed concern at the proposal when previous applications for similar works had been refused. The Planning Inspector had stated that the retention of access at the current location was harmful to the character and appearance of the area and that use of the hard standing area for off street parking would further harm the appearance of the area and street scene. It was also reported that objections made by the Cranley Gardens Residents' Association had been omitted from the report. Cllr Jenks advised that the proposal would contribute to an erosion of open space in the area and asked the Committee not to grant the application.

A local resident, Ms Sutton-Klein assisted Cllr Jenks in responding to questions from the Committee. In response to a question regarding the nature of the appeal considered by the Planning Inspector in March 2011, it was reported that it was a very similar scheme to the current application, for the retention of the western access, closure of the eastern gate and associated works, including hard standing and parking. The Committee asked the nature of the objections from the Cranley Gardens Residents' Association which were reportedly omitted from the report, in response to which it was advised that these clarified the comments of the Planning Inspector. Ms Sutton-Klein advised that residents' original objections to the new houses on the site had been addressed by means of assurances regarding the soft landscaping, which were now not being met.

Colin Marr, representing an informal campaign group opposed to crossovers across the borough, addressed the Committee and stated that the four large houses on the site had very limited garden amenity, and that this proposal would reduce that further. Mr Marr felt that while the planning report recommended granting permission 'on balance', in fact the balance of the report should lead to a recommendation for refusal. Concern was raised that a

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process of attrition was being used to achieve this scheme, and that if permission were granted, it would lead to the private appropriation of a public asset and the introduction of unsightly and uncontrolled parking. Mr Marr urged the Committee to refuse the application.

In response to a question from the Committee regarding the location of the proposed crossover, Mr Marr advised that it was too close to the roundabout and crossing. Mr Marr did not accept that a crossover at that location would limit parking there, and stated that there was increased risk from vehicles reversing out onto the highway.

Laurence Wilbraham, agent for the applicant, addressed the Committee and stated that the two appeals referred to in 2009 related to the erection of a double-garage in conjunction with the retention of the crossover, and that the appeals in 2011 related to an enforcement notice and non-determination of an application to retain the full width of the existing gateway. In accordance with the view that the height of the wall and width of the access were excessive, a lower wall and narrower access were proposed, and the existing eastern access would be closed up with a wall in keeping with the rest of the streetscape. It was reported that this would improve visibility and would have no impact on the nearby MOL. Dr Christodoulou, the applicant, addressed the Committee and advised that the rear wall at the premises was 2m high, with a further drop of a metre to the level of Parkland Walk, which obscured any view of parked cars at the premises from Parkland Walk. It was further stated that the western crossover was a distance of 26 metres away from the junction. Dr Christodoulou requested that the Committee grant the application.

In response to questions from the Committee regarding the Planning Inspector's finding that the crossover would be harmful, Mr Wilbraham advised that this was on the basis of the original width of the access being retained – it was now proposed that this be narrowed, and that the height of the posts be reduced in height, in line with others on the street.

The Committee examined the plans. In response to a final question from the Committee on access to the parking space, Mr Richards advised that 2.7m, the proposed width of the access, was the standard access width and that he would have no concerns regarding the ability of a standard family-sized car to enter or exit such a gateway safely.

The Committee voted on the recommendation of the report and on a vote of 7 in favour and 2 against it was:

**RESOLVED**

That application HGY/2011/1292 be approved, subject to

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conditions.

Conditions:

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

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

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

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

3. The vehicular access hereby permitted shall be laid out in the position shown on the approved plan. The applicant is required to re-instate the redundant section of footway, necessary works falling within 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.

Reason: In the interests of highway safety and amenity.

4. The extent of hardstanding shall be no more than as shown on the submitted drawings and shall be for the parking of no more than 2 private vehicles.

Reason: In order to limit the extent of parking in the interests of visual amenity

5. The existing gate shall be removed and the new enclosing wall built and the redundant drive shall be removed and permanently laid out as a landscaped garden within 6 months of this planning permission being granted and the former hardstanding area shall not in the future be covered in hard landscaping, altered in level or enclosed by a boundary treatment higher than the existing without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety.

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.

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

**REASONS FOR APPROVAL**

The proposed closure of existing access, retention of new access and associated works to the front boundary treatment, due to their design and siting, would be in keeping with the subject property, cause no harm to the character and appearance of the area and have no impact on the safety drivers, pedestrians and other road users. The proposal is therefore in compliance with Policies UD3 'General Principles', UD4 'Quality Design', OS5 'Development adjacent to Open Spaces' and OS6 'Ecologically Valuable Sites and Corridors' of the Unitary Development Plan 2006.

Section 106: No

**PC80.**

**7 ORCHARD PLACE, N17**

The Committee considered a report, previously circulated, which set out details of the application, the site and surroundings, planning history, relevant planning policy, consultation and responses and analysis. The report recommended that consent be granted subject to conditions and a deed of variation to the current s106 agreement. The Planning Officer gave a presentation outlining the key points of the report and responded to questions from the Committee.

Cllr Bevan addressed the Committee in objection to the application. He expressed concern that the applicant was currently using the site illegally as a builders yard and that, were the application granted, this would lead to a further three years' illegal use of the site. It was requested that the application for an extension of time be granted for only one year. In response to a question from the Committee, Cllr Bevan advised that this would encourage compliance as, if work were not undertaken within a year, the application would then be in breach of the new planning guidance on room sizes that was to be introduced.

The Planning Officer confirmed that the existing room size directive, which was currently guidance only, may be strengthened as an SPD in the next year, although it was not yet determined to what size of site the standards would apply. The Legal Officer advised the Committee that as an application for a renewal, the actions available to the Committee were limited – a different decision could only be reached if there had been a change in policy circumstances since the granting of the original permission. Although there were circumstances in which a shorter period of time could be granted, it was advised that these were not applicable in this case. In response to a question regarding how the likely future change in policy would affect the

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Committee's decision, it was advised that the decision had to be made in light of current circumstances. It was confirmed that any legal action being taken in respect of the site was an entirely separate process and should not be taken into consideration.

The Committee examined the plans. The recommendation of the report was moved and on a vote of 7 in favour and 2 against it was:

**RESOLVED**

That permission be granted to replace extant Planning Permission reference number HGY/2008/0462, subject to the conditions (as set out below) continuing to apply in all respects other than as modified by the approval of this Planning Permission and subject to Section 106 agreement attached to this previous consent also continuing to apply other than any variation to Section 106 Agreement considered necessary to the Councils Legal Department.

**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.

**MATERIALS & EXTERNAL APPEARANCE**

3. 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 hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

4. A scheme for the treatment of the surroundings of the

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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 the hard surfacing for the car parking area and footpaths in front of the proposed building shall be submitted to and approved by the Local Planning Authority prior to commencement of the development; such details shall include the provision of permeable paving or surfacing.

Reason: In order that the Council shall be satisfied as to the external appearance of the frontage to the property.

6. 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.

**PERMITTED DEVELOPMENT RIGHTS**

7. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish / arial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

**CONSTRUCTION**

8. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays

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

9. Prior to commencement of development, details of a

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scheme of sound insulation between the ground floor commercial floorspace and the residential accommodation above shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the residential accommodation.

Reason: In order to ensure that the proposed conversion does not give rise to an unacceptable loss of amenity for occupiers within the property as a result of inadequate insulation & soundproofing.

10. The desktop study and Conceptual Model covering risk assessment, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements shall be submitted to the Local Planning Authority until approved in writing by the Local Planning Authority.

Reason: In order to protect the environmental aspects of the site & the locality.

#### TRANSPORTATION

11. The parking and access arrangement shall be submitted and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, and thereafter retained for that specific use.

Reason: To protect pedestrian amenity and in the interests of highway safety.

#### REASONS FOR APPROVAL

The application for a new planning permission to replace an extant planning permission HGY/2008/0462 should be approved on the grounds that since the approval of this application there has been no overriding change in the Council's policy position or no new material considerations to take account of. It is felt that residential development is an appropriate use on the subject site as other existing residential buildings are in close proximity to the yard and the railway line. The overall layout is satisfactory, the proposal would relate satisfactorily to the scale and character of the existing adjacent block, there would be no adverse impact on the neighbouring properties, there is reasonable car parking and cycle stands provided on the site. As such the proposal is in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG 1 'New Housing Developments', HSG 2 'Change of Use to Residential', M10 'Parking for Development' and the Councils SPG 1 'Design Guidance' and Housing SPD 2008 of the Haringey Unitary Development Plan and Haringey Supplementary Planning Guidance Document contexts.

INFORMATIVE: Prior to demolition existing buildings, an

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asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE: No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust as specified in condition 10. The site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573)

Section 106: Yes

**PC81.**

**677 GREEN LANES, N8**

The Committee considered a report, previously circulated, which set out details of the application, the site and surroundings, planning history, relevant planning policy, consultation and responses and analysis. The report recommended that the application be granted, subject to conditions and subject to a section 106 legal agreement. The Planning Officer gave a presentation, outlining key aspects of the report, and responded to questions from the Committee.

In response to a question from the Committee, it was confirmed that a condition could be added requiring the detailing of the windows and stucco surrounds on the extension to take its cues from the existing detailing. It was noted that the intention was for the extension to be subordinate to the main building, for which reason the detailing should not fully replicate the existing, but echo it. It was confirmed that it was proposed to landscape the forecourt of the site and remove the existing crossover.

The Committee examined the plans and asked further questions of officers. In response to a question regarding the proposed waste facilities, it was noted that waste management were satisfied and that a condition was also proposed to address this issue. Concerns were raised regarding the future use of the site, and specifically whether there was a way of preventing its use for a betting shop. In response to this, a condition was suggested along the lines that the ground floor of the premises must be retained as A4 use unless an agreed viability study is submitted and approved by the planning authority, in order to ensure appropriate control any change of use, and to address concerns relating to the potential loss of social and community benefits

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associated with the site's use as a public house. Cllr Peacock expressed strong objections to the proposed additional condition, as it was clear that the premises was not viable as a public house, otherwise it would still be in use.

The Committee voted on the proposed additional condition and on a vote of 6 in favour and 3 against, it was agreed that this condition be added. The recommendation of the report was moved and on a vote of 7 in favour, 1 against and 1 abstention it was:

**RESOLVED**

1) That, with the addition of an additional condition that the ground floor must be retained as A4 use unless an agreed viability study is submitted and approved by the planning authority, planning permission be granted in accordance with planning application HGY/2011/1358 subject to a pre-condition that the owners 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:

- 1.1 A contribution of £24,000.00 towards educational facilities within the Borough according to the formula set out in Policy UD10 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006;
- 1.2 A sum of £6,500 (six thousand five hundred pounds) towards an improvement scheme aimed at encouraging and assisting the residents of the development to walk and cycle. The works will include the removal of a redundant crossover and service road entrance and footway resurfacing to the site frontage onto Green Lanes and Frobisher Road;
- 1.3 A sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the residential units shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the Traffic Management Order(s) (TMO);
- 1.4 Plus a recovery costs / administration / monitoring of £1,000.00. This gives a total amount for the contribution of £31,500.00.

2) That in the absence of the Agreement referred to in the resolution above being completed by 30<sup>th</sup> March 2012, planning application reference number HGY/2011/1358 be refused for the

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following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education the proposal is contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'.

3) In the event that the Planning Application is refused for the reason set out above, the Assistant Director (PEPP) (in consultation with the Chair of Planning Committee) 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 contemplated in resolution (1) above to secure the obligations specified therein.

4) That following completion of the Agreement referred to in (1) above, planning permission be granted in accordance with planning application no HGY/2011/1358 and the Applicant's drawing No's 121-A0-101, JDD/QHPH-03, 04, 06, 01, 07, 02, 10, 08 09, 05, 01, 121-A0-006-09 & 121-A0-002-005 and subject to the following conditions:

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.

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

3. The details of a 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.

4. Before first occupation of any part of the residential accommodation secure cycle parking shall be provided in accordance with a scheme that shall previously have been submitted to and approved in writing with the local planning authority. Development shall only be carried out in accordance with the approved details.

Reason: To encourage cycling as a means of transport and to protect pedestrian amenity and in the interests of highway safety.

**MATERIALS & EXTERNAL APPEARANCE**

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 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.

**PERMITTED DEVELOPMENT RIGHTS**

6. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish / arial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

**CONSTRUCTION**

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7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 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.

8. Prior to commencement of development, details of a scheme of sound insulation between the ground floor commercial floorspace and the residential accommodation above shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the residential accommodation.

Reason: In order to ensure that the proposed conversion does not give rise to an unacceptable loss of amenity for occupiers within the property as a result of inadequate insulation & soundproofing.

**REASONS FOR APPROVAL**

The proposed extension and conversion of this building is considered acceptable and will relate satisfactorily to the scale and character of the existing building and its surroundings with no adverse impact on the neighbouring properties. The proposed residential units will be secured as 'car free' development. The proposal is in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG9 'Density Standards', HSG1 'Dwelling Mix', HSG1 'New Housing Development', HSG2 'Change of use to Residential', HSG10 'Dwelling Mix' and CSV3 'Locally Listed Buildings' and Policy M9 'Car-Free Residential Developments' of adopted Haringey Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a 'Design Guidance' and the 'Housing' Supplementary Planning Documents (adopted October 2008).

Section 106: Yes

**PC82.**

**APPEAL DECISIONS**

The Committee considered a report on appeal decisions determined by the Department for Communities and Local Government during September 2011.

**NOTED**

**PC83.**

**DELEGATED DECISIONS**

The Committee considered a report on decisions made under delegated powers by the Head of Development Management and the Chair of the Sub Committee between 26 September 2011 and

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	30 October 2011.  <b>NOTED</b>	
<b>PC84.</b>	<b>NEW ITEMS OF URGENT BUSINESS</b>  The Committee asked whether it would be possible to receive legal advice on degree to which the Committee's actions were circumscribed in respect of applications for extension of time of existing planning consent, and the question of when a shorter period of time could be granted. It was agreed that this advice would be supplied.	
<b>PC85.</b>	<b>DATE OF NEXT MEETING</b>  Monday, 5 December 2011, 7pm.	

COUNCILLOR ALI DEMIRCI  
Chair