

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

Councillors *Peacock (Chair), *Bevan (Deputy Chair), *Adje, Beacham, *Demirci, *Dodds, *Hare, *Patel, and *Weber

* denotes Members present

Also Present: Councillors Canver & Winskill

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC29.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Beacham.</p>	
PASC30.	<p>URGENT BUSINESS</p> <p>In accordance with standing order 32 (6) no business other than that listed shall be transacted at the meeting.</p>	
PASC31.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Peacock declared a personal interest in the decision to be taken under agenda item 12, points 1 and 2. "I believe that the application for planning permission significantly affects the interests of the same organisation that has made a donation to a charity that I have been involved in, in my capacity as secretary of the Tottenham Carnival. This donation has not benefited me financially in any way but I thought it proper to bring them to the attention of this committee. Although I am confident that I would be able to come to a decision on the question solely on the basis of the planning arguments this could also be considered a prejudicial interest. I have decided in the interests of maintaining the highest standards of probity on these issues, to absent myself from the meeting when this item is considered".</p> <p>Cllr Bevan declared an interest in agenda item 12, points 1 and 2. "I am the joint Treasurer of a local voluntary group; a known contributor to this group is involved in this application. My position is that I genuinely believe that I only have a "personal interest" and have been advised as such. However, as this is a particularly controversial application, this being the third time it has been before the full planning committee, I will not take any part in this application. This as a matter of caution and to avoid any possible controversy concerning public perception on this occasion".</p> <p>Cllr Winskill declared a personal interest in agenda item 12, points 1 and 2 in that his partner's family live in the flats which over look the site.</p> <p>Cllr Peacock proposed that in the absence of herself and the deputy chair that Cllr Dodds should chair the meeting for this item. The meeting agreed.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

<p>PASC32.</p>	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
<p>PASC33.</p>	<p>MINUTES</p> <p>Members were asked to note that under PASC 25, item 4 (40 Coleridge Road N8) it had been agreed that the Highways improvement contribution would include works to the car park if deemed necessary.</p> <p>RESOLVED</p> <p>That the minutes of the Planning Applications Sub Committee held on 26 June 2006 be agreed and signed subject to the above amendment.</p>	
<p>PASC34.</p>	<p>APPEAL DECISIONS</p> <p>Members were asked to note that there had been a number of appeal decisions taken over the last few weeks. The report detailed two appeals on telecoms. These were unpopular with the public however, one was upheld and the other dismissed.</p> <p>On page 24 of the report there had been a lengthy public enquiry on the London Concrete Planning appeal. This was eventually allowed however, the inspectors had attached numerous conditions which the operator was required to adhere to.</p> <p>Page 26. The Odeon Cinema public enquiry the inspectors had agreed with the Council that it was an inappropriate development and therefore the appeal was dismissed.</p> <p>Members raised concern over the number of appeals (46%) which had been allowed. Officers advised that they were attempting to achieve a better percentage, however, June's figures may have been affected by the introduction of the new UDP.</p> <p>Cllr Dodds requested a copy of the appeal decision for 725 -733 Lordship Lane as there had been a significant loss of Section 106 money. The Legal Officer confirmed that this had been obtained in full.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That Officers provide Cllr Dodds with a copy of the appeal decision for 725-733 Lordship Lane. 2. That Members note the report. 	
<p>PASC35.</p>	<p>DELEGATED DECISIONS</p> <p>Members were asked to note the decisions taken under delegated powers between 12 June 2006 and 9 July 2006.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

PASC36.	PERFORMANCE STATISTICS Members were asked to note the decisions taken within set time targets by Development Control and Planning Enforcement work since the Planning Application Sub Committee held on 26 June 2006.	
PASC37.	PLANNING ENFORCEMENT REVIEW FOR 2005 The Assistant Director, Enforcement Services presented the report by advising the Committee that Enforcement Services started at the end of 2003 and that he had taken over Planning Enforcement in early 2004. The report detailed the following: <ul style="list-style-type: none">• A breakdown of the activity on a number of cases since 2002.• Details of the closures activities.• Analysis of the types of enforcement work carried out.• Analysis of the work on enforcement appeals.• Achievements on work on HMO's, Tower Gardens and Conservation issues; wardens and estate activities, fly posting, public eyesores programme which operates through the better Haringey programme.• Work around Licensing and the 2003 Licensing Act.• General Improvements in the levels of work. In point 5.1 of the report Members were advised there had been a 72% increase in case closures and 1432 had been resolved. 10% of the cases went back as far as 2001. Therefore the Committee was asked to draw a line and close old cases registered before the end of December 2003. The majority of complaints received were about house conversions (20%), followed by development extensions (15%) and departure from approved plans. The report sets out considerable effort in resolving outstanding cases, to move forward with agreement to close old cases and to be able to then concentrate on priorities for seeking remedial actions. Members raised the following concerns: <ol style="list-style-type: none">1. That complainants should be informed when a case is closed.2. That when enforcement action is commenced it should continue until resolved.3. That a further report be provided detailing the complaints to be closed by ward. RESOLVED That the decision to agree the recommendations be deferred pending receipt of a further detailed report on the complaints to be closed by	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

	ward.	
PASC38.	<p>72 - 74 TWYFORD AVENUE N2</p> <p>Officers presented the report and confirmed that one issue not decided by the Committee on 26 June 2006 was the education provision. The applicants were not prepared to agree to the higher figure toward the education contribution.</p> <p>Recent appeal decisions indicated that the applicant's decision may be correct. The design and layout of the application was considered to be an improvement on the previous scheme. It was recommended that the Committee accept the £100k towards the Educational contribution.</p> <p>RESOLVED</p> <p>That Members agreed the recommendations outlined in the report.</p>	
PASC39.	<p>27 - 31 AVENUE ROAD N15</p> <p>Members were advised this application was determined in 2004 and should have a legal Section 106 agreement. Page 84, paragraph 3, concludes that it is not appropriate for the Council to seek a legal agreement. The Committee is therefore requested to agree two further conditions instead and grant the application subject to the above change.</p> <p>RESOLVED</p> <p>That Members agreed to the recommendation outlined in the report.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2004/0585 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 25/07/2006</p> <p>Location: 27 - 31 Avenue Road N15</p> <p>Proposal Infill of ground floor and existing garage area to create 2 x 2 bed flats, an extension at third floor level to create 1 X 2 bed flat, 4 X 1 bed flats and the merging of an existing 1 bed flat to create 1 X 2 bed flat; and the rearrangement of car parking area, creation of lift and installation of front bay window to the ground, first and second floors.</p> <p>Recommendation GTD</p> <p>Decision GTD</p> <p>Drawing No.s 0307/01A, 02A, 03A, 04A & 05A.</p> <p>Conditions and/or Reasons</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

1. The development hereby authorised must be begun not later than the expiration of 5 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 & Country Planning Act 1990 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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

a. those existing trees to be retained.

b. those existing trees to be removed.

c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.

d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

5. 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.

6. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

Reason: In order to safeguard the trees in the interest of visual amenity of the area.

7. 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.

8. No development shall take place until details of a refurbishment and repair scheme for the block of flats has been submitted to and approved in writing by the Local Planning Authority. These details shall include detailed plans, drawings, materials used and specifications. Development shall be carried out in accordance with the approved details.

9. No more than 50% of the new dwellings comprised within the development hereby authorised shall be occupied until the refurbishment and repair scheme works carried out in accordance with the details submitted and approved in condition [above] have been carried out.

REASONS FOR APPROVAL

The proposal at 27-31 Avenue Road, N15 for the infill of ground floor and existing garage area to create 2 x 2 bed flats. Extension at third floor level to create 5 x 1 bed flats and the merging of a bedsit and a 1 bed flat to create 1 x 2 bed flat. Re-arrangement of car parking area providing 10 car parking spaces, creation of lift and installation of front bay window to the ground, first and second floors; complies with policies DES 1.11 'Design of Alterations and Extensions'; DES 1.9 'Privacy and

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

	<p>Amenity of Neighbours'; DES 5.3 'Residential Alterations and Extensions'; DES 5.8 'Additional Floors On Blocks of Flats'; and TSP 7.1 'Parking For Development' in the Haringey Unitary Development Plan, it is not detrimental to the character of the original building or any adjoining property. It would therefore be appropriate to recommend that planning permission be granted.</p> <p>Section 106</p> <p>No</p>	
<p>PASC40.</p>	<p>PLANNING APPLICATIONS</p> <p>Cllr Peacock and Cllr Bevan left the meeting at this point and Cllr Dodds took the Chair.</p> <p>RESOLVED</p> <p>That the decisions of the Sub Committee on the planning applications and related matters, as set out in the schedule attached to these minutes, be approved or refused, with the following points noted:</p> <p>1. Cecile News, Rear of 60 – 88 Cecile Park N8</p> <p>Officers presented the report by advising the Committee that this item had four appeals still be to decided. The report identified the main concerns raised.</p> <p>Officers informed the Committee that a site visit had now taken place the previous Friday. There had been a number of additional items presented since the report had been written. Lynn Featherstone MP had confirmed her objections to the proposals and there had also been an additional letter from the Tree Trust for Haringey. Nine additional letters had been received from residents raising similar objections to those in the report.</p> <p>Objectors spoke on behalf of the Gladwell-Landrock-Cecile Park Residents Action Group (GLCRAG) and presented nine reasons why the application should not be granted:</p> <ul style="list-style-type: none"> • The buildings will be unacceptably intrusive. • Risk to the appearance, health and development of the TPO oak tree. • Unacceptable loss of the lock-up garages. • The development does not meet the design standard required to prevent overlooking and lack of privacy. • Poor quality of the site planning. • The narrow access creates a substandard environment. • Dereliction of the site by the applicants. • Over development of a constricted, elongated Conservation Area. • Not a reasonable use of planning conditions as an alternative to 	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

refusal.

The Chair granted Cllr Winskill the opportunity to address the Committee. Cllr Winskill spoke of his concerns over developing this back land site which would not enhance the conservation area. The existing lock up garages offer relief to the streets surrounding this site which experience problems of parking pressure.

The applicant's representative spoke and informed the Committee that the issues regarding the trees, highway and density had all been dealt with, approved and resolved in the report at page 128. The applicant's representative further stated that they had looked at the development over a period of 4 – 5 years and this was the right application. That Paul Simon accept that if the application was granted the previous two would be dismissed as every single aspect had been considered.

Members discussed access to the site for emergency vehicles, waste collection and the impact on visual intrusion of the development.

The Chair then moved to vote on the acceptance of the Officers recommendations. Members voted 3 for (Cllrs Dodds, Patel and Adje) and 3 against (Cllrs Hare, Demirci and Weber). In accordance with standing order 42 point 3, the Chair had the casting vote for. The motion was carried.

RESOLVED

That the application was granted subject to conditions and a Section 106 Legal Agreement.

In accordance with standing order 42 point 2, Cllrs Demirci, Hare and Weber requested their descent be recorded.

2. Cecile Mews, Rear of 60 – 88 Cecile Park N8 (Conservation Area Consent)

Members were asked to consider Conversation Area Content for the above demolition. The Committee agreed to grant conservation area consent subject to conditions. Cllrs Demirci, Hare and Weber abstained from the decision.

Cllr Peacock and Cllr Bevan re-entered the proceedings and Cllr Dodds relinquished and Cllr Peacock took the Chair.

3. Land at Winns Mews (Off Grove Park Road) N15

Members were advised that the application had come to Committee previously and been refused. The proposed site was between residential and commercial properties on Grove, Park and Beaconsfield Roads and was within the Clyde Circus Conservation Area and the site

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

is currently vacant.

Officer informed members that the proposal was within the density range and had no adverse effects on the amenity of the existing properties. The scheme is car park free, with provision for refuse and bicycle stores.

Members received and noted a tabled document from the Clyde Area Residents' Association detailing their comments on this application:

- Size of the development
- Biodiversity
- Sustainability
- Sustainable materials
- Consideration for Neighbours during building work

Members decided to agree to grant the application subject to conditions and Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0933
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
25/07/2006

Location: Land at Winns Mews (off Grove Park Road) N15

Proposal Demolition of existing building and erection of 4 x 2 storey (3 bedroom) houses and one single storey (2 bedroom) bungalow. Bin store and cycle store.

Recommendation LEGAL

Decision LEGAL

Drawing No.s PP-04 - PP-22 incl.

Conditions and/or Reasons

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

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

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

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

3. Samples of all materials to be used in conjunction with the

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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

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

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

5. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

6. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

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

7. 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

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

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 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.

9. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination 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 to protect the health of future occupants of the site.

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

10. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Development Order 1988, no extensions falling within Class A shall be carried out without the submission of a particular planning application to the Local Planning authority for its determination.

Reason: In order to avoid overdevelopment of the site.

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

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

12. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

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

2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

(b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

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

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

13. That details of a scheme for the foundations of the properties in relation to the nearby trees shall be submitted to and approved by the Local Planning Authority prior to commencement of the works. Such approved scheme to be implemented to the satisfaction of the Local planning Authority.

Reason: In order to ensure that the existing trees adjoining the site are protected and preserved.

14. That notwithstanding the approved drawings a detailed scheme for the provision of secured cycles routes shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority thereafter.

Reason: In order to ensure a satisfactory provision of secure cycle routes within the proposed development.

REASONS FOR APPROVAL

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

It is considered that the existing buildings are of no particular architectural merit and that it detract from the character and appearance of Clyde Circus conservation Area. The proposed development reflects the provision of Backland policy by being two storey, it also reflects the provision of policies for conservation areas as it is considered it would reinstate the character and appearance that is lacking in this part of Clyde Circus and would not be unacceptably detrimental to the amenity of the residential properties along Beaconsfield and Grove Park Road. The proposal therefore is in compliance with policies DES 2.4 'Demolition Partial Demolition and Changes to Appearance of Buildings in Conservation Areas', DES 2.2 'Preservation and Enhancement of Conservation Areas', HSG 2.3 'Backland Housing', DES 1.9 'Privacy and Amenity of Neighbours' and DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing of the Haringey adopted Unitary Development Plan and CSV3 'Protection from Demolition' of the emerging Unitary Development Plan.

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

INFORMATIVE: No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

Section 106

Yes

4. Land at Winns Mews (Off Grove Park Road) N15 (Conservation Area Consent)

Members were asked to consider Conversation Area Content for the above demolition. Members agreed to grant conservation area consent.

5. Unit 21, Cranford Way N8

Officers described this application as the headquarters for a firm who would cater for high class joinery. The proposal should create employment for 40 people and would have no significant impact on surrounding properties.

It was proposed that the workshop would open from 7am – 5pm, the office from 8am – 6pm and the buildings from 8am – 1pm on Saturday.

A noise assessment had been carried out and there would be no audible noise to the nearest residential property. The site does have need for public transport accessibility and therefore travel plans would be entered

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

into.

The applicant is considering installing a fuel burner to burn off cuts of wood to provide a sustainable source of on-site energy.

Members questioned the use of the fuel burner, the collection of waste from the premises and the clarification of the Restaurant/Bar. The applicants informed the Committee that the fuel burner would be a sustainable process to generate heat. Waste would be collected every two weeks by Haringey. The restaurant/bar is a canteen for people working at the premises.

The applicant consented to the following conditions being imposed:

1. That the restaurant/bar should not remain open past the normal hours of operation.
2. That the building designs incorporate a green roof to make the visual impact less obtrusive.
3. That the area surrounding the building is planted and landscaped.

Members decided to grant planning permission subject to conditions.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0722
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
25/07/2006

Location: Unit 21, Cranford WayN8

Proposal Erection of 4 storey building comprising manufacturing warehouse for joinery at upper ground and first floor levels, offices and meeting rooms at 2nd and 3rd floor levels and parking in basement.

Recommendation GTD

Decision GTD

Drawing No.s 0560/ P03A, P05A, P06A, P07A, P08A, & P09A.

Conditions and/or Reasons

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

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

<p>accordance with the approved details and in the interests of amenity.</p> <p>3. 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.</p> <p>4. No detriment to the amenity of the neighbourhood shall be caused by noise or other disturbance than is reasonable as a result of the use of the premises hereby authorised. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.</p> <p>5. The siting and method of installation of any machinery required in connection with this permission shall be agreed in writing with the Local Planning Authority and not operated before 0730 to 1800 on Monday to Friday and not at all on Saturdays, Sundays or Bank Holidays. Reason: The proposed use is likely to adversely affect adjacent residential properties unless specifically limited to normal and reasonable working hours.</p> <p>6. No machinery shall be installed without the prior consent in writing of the Local Planning Authority. Any new machinery required as a consequence of this permission shall also be agreed with the Local Planning Authority. Reason: In order to ensure the proposed development does not prejudice the amenities of adjacent residential properties.</p> <p>7. Any noise generated by virtue of this development shall not cause an increase in the pre-existing background noise level or more than 5db (A) when measured and corrected in accordance with BS 4142:1967, as amended, titled 'Method Of Rating Industrial Noise Affecting Mixed Residential & Industrial Areas' . In this context, the background level is construed as measuring the level of noise which is exceeded for 90% of the time. Reason: In order to protect the amenities of nearby residential occupiers.</p> <p>8. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and</p>	
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**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

9. The applicant submits a travel Plan to the transportation authority for approval.

Reason: To contain the use of non-sustainable travel modes at this site and minimise the traffic impact of this development on the adjacent roads.

10. The applicant submits a drawing plan showing proposed pedestrian/cyclist access to the site or a proposal for shared pedestrian/cyclist/vehicles access.

Reason: In order to improve the conditions of pedestrians/cyclists at this location.

11. The use hereby permitted for workshop only shall not be operated nor before 0700 or after 1700 hours Monday to Friday, Offices only not before 0800 or after 1800 hours Monday to Friday only workshop and offices not before 0800 or after 1300 hours Saturday not at all on Sundays or Bank Holidays.

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

12. That the restaurant /bar facilities shall be for the benefit of the employees ancillary to the main uses of the buildings and shall not be used separately at any time.

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

13. That details of a scheme for the provision of a 'green roof' shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme to be implemented and permanently retained to the satisfaction of Local Planning Authority thereafter.

Reason: In order to ensure a satisfactory level of sustainable development.

14. That details of a satisfactory landscaping and planting scheme including where possible planting to the side walls shall be submitted to and approved by the Local Planning Authority prior to the works commencing and that such agreed scheme be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority..

Reason: In order to protect and enhance the appearance of the building and the visual amenities of the locality.

REASONS FOR APPROVAL

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

The site is within a Designated Employment Area. The glazed facade of the proposed building along the reception and manufacturing area contribute interest to the street scene. The overhanging element that houses the main office and finishing area is to be clad in zinc 'skin' and animated by different shaped windows and coloured panels. This would curve around the south end of the site and return as cladding to the set back facades at the rear of the building. The scheme proposes solid masonry facades along the rear boundary to minimise afternoon solar gain and mitigate the effect of the building on the adjacent sites, overlooking and artificial light problems. It is considered that the proposal accords with the provision of PPG4 'Industrial and Commercial Development and Small firms', PPS1 'Delivering Sustainable Development', PPG13 'Transport', 'Regional Policy - The London Plan' and Haringey adopted UDP policies EMP 1.3 'Defined Employment Areas', TSP1 'To integrate Land Use and Transport Policies', DES1 'To encourage Good Design of New Buildings', UD2 'General Principles', UD3 'Quality Design', EMP1 'Defined Employment Areas (DEAS) - Industrial Locations', ENV6 'Energy Efficiency' of the Emerging Plan.

The Chair decided to vary the order of the applications and take application 7 next. Cllr Canver entered the meeting at this point in the proceedings.

7. Unit 2, 4 & 5 103 – 149 Cornwall Road & Land Adjoining 2 Falmer Road N15

Officers presented the report and advised that the proposal consisted of a 3 storey building and not a 4 bedroom house. The site is in a predominantly residential area. The scheme provides for 48% of the units being affordable and the overall bulk and height is acceptable.

Members requested clarity on the number of units to be provided and a breakdown of the number which would constitute social housing. Members asked whether a lift was to be installed and was informed by officers that the life mentioned on page 216 would not be included and also the 4 bedroom house on page 220 had now been removed.

Two objectors spoke representing local residents and outlined their objections to the proposals:

1. There was confusion over the plans and the report was inaccurate.
2. The transportation group refer to offices and there are none.
3. The photographs attached to the report show only the northern part of the site.
4. Previous objections were not mentioned in the report.
5. The density figure is well above the maximum level.
6. The new buildings are 3.5 metres higher than the existing buildings.
7. The building would diminish the sky line in Chestnuts Park.

The Chair granted Cllr Canver the opportunity to address the Committee. Cllr Canver informed the Committee that the access to the park was not

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

	<p>satisfactory. There were safety concerns as there would be a high wall. Cllr Canver encouraged Members to see the site and requested that the application be rejected in order to give an opportunity to renegotiate the proposal.</p> <p>The applicant's representative addressed the Committee and stated that since the Development Control Forum a storey had been taken off the development. That the density was within that stated in the London Plan. The site is within and accessible to Wood Green and local facilities.</p> <p>Members felt it was prudent to defer the decision on this application for a site visit and in doing so felt it was also appropriate to visit at the same time the site of 103 Cornwall Road N15.</p> <p>6. 103 Cornwall Road N15</p> <p>This item was not considered and deferred to the next meeting.</p>	
<p>PASC41.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>None received.</p>	
<p>PASC42.</p>	<p>SITE VISITS</p> <p>Unit 2, 4 & 5, 103 – 149 Cornwall Road & Land Adjoining 2 Falmer Road N15</p> <p>A site visit will be confirmed to take place on Friday 8 September 2006 at 9:30am at the site. Members also agreed to look at the site of the application for 103 Cornwall Road N15 at this time.</p>	
<p>PASC43.</p>	<p>DATE OF NEXT MEETING</p> <p>RESOLVED</p> <p>That the meeting scheduled to take place on 31 August 2006 be cancelled and the business for that meeting be re-scheduled to the next meeting on 11 September 2006 at 7pm.</p> <p style="text-align: center;">The meeting concluded at 10:45pm.</p>	

COUNCILLOR SHEILA PEACOCK
Chair

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**
