

MINUTES OF SPECIAL PLANNING APPLICATIONS SUB COMMITTEE - 24 April 2006

Councillors:

*Davidson (Chair), *Bevan (Vice Chair), Adamou, *Basu, Dodds, *Peacock, *Rice, *Santry, *Engert, Hare, *Newton

*Members present

PASC121 APOLOGIES (Agenda item 1)

Received from Cllrs Adamou, Dodds and Hare

PASC122 ITEMS OF URGENT BUSINESS (Agenda Item 2)

In accordance with standing order 32 (6) no business other than that listed shall be transacted at the meeting.

PASC123 DECLARATIONS OF INTEREST (Agenda Item 3)

None but the Chair reminded members that we were still in the 'Purdah period' prior to the Local Government Elections on 4 May and members should conduct themselves accordingly.

PASC124 PLANNING APPLICATIONS (Agenda Item 9)

RESOLVED

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:

16- 52 High Road N15 (with Conservation Area Consent)

Officers advised members of the late submission of a petition from the local parishioners with some 300 signatures. The petition expressed concerns about the height and bulk of the development, loss of amenity and sunlight to properties at the rear, the flat roofs being out of character and potential traffic problems. Two objectors spoke; one representing the Parishioners of St Ignatius Church and another from a local residents group. Both set out the above concerns as well as possible contravention of the Mayor's Spatial Development Strategy, high density, lack of gardens and amenity

space and the safety of the entrance and exit from the underground car park.

The applicant supported his application and explained to members that this scheme was the result of extensive consultation with the planning and highways officers and that the application had been before the Design Panel. The panel felt that the development was of a particularly high quality and spacious. Members were reminded that the development was for A1 and A2 use and offered increased employment opportunities in the area. The applicant's solicitor also spoke on behalf of local shopkeepers (between Walgrave Avenue and Craven Park) who were 100% in support of the application. The applicant felt that the site was in urgent need of regeneration as it was frequently subject to anti-social behaviour at night time.

Members were concerned about the high density but there was some leeway as the development was on a main arterial road.

Although members agreed that the area was in need of regeneration they felt it prudent to delay a decision to a site visit. The applicant and objectors noted this and the Clerk to the Committee would arrange this after the Annual Council Meeting on 22 May 2006 (when the new committees for the Municipal Year 2006/7 were appointed) and before the first meeting of the Planning Applications Sub Committee on 5 June 2006.

Cllr Rice joined the meeting at this point.

12-14 High Road and Whymark House, Whymark Avenue N22 Members

Officers explained to members that this application utilised the existing building; the previous one had been for redevelopment of the whole site.

No objectors were present but the applicant spoke and advised members that he felt this application was an improvement on that previously approved. Members generally agreed that this scheme was an approval but they were not happy with the light timber proposed.

Members agreed the application with a condition on materials and communal satellite dish.

Cllr Santry asked for her dissent to be recorded on this decision as she was unhappy with the size and lack of renewable energy

features; although officers explained that the development was not large enough to enforce renewable energy.

Hale Wharf, Ferry Lane N17

Members noted that all 4 units were applying for B1 use (small office accommodation) and officers felt that the residential barges further up the Wharf were at a sufficient distance not to suffer any loss of amenity.

Members agreed the application with an informative about the colour of the sales.

PASC125 SITE VISITS

16- 52 High Road N15 (with Conservation Area Consent)

Site visit to be arranged between Annual Council and Planning Applications Sub Committee on 5 June 2006.

The meeting ended at 9pm

Location: 12 - 14 High Road & Whymark House, Whymark Avenue N22

Proposal: Erection of part 1 / part 2 storey extension at 1st and 2nd floor levels to rear of 12-14 High Road, N22 and at Whymark House, fronting Whymark Avenue, N22. Change of use of 1st and 2nd floors from office to residential to create 6 x one bed, 2 x two bed and 1 x three bed self contained flats with allocated refuse and cycle storage at ground floor level.

Recommendation: Grant subject to conditions & Section 106 Legal Agreement.

Decision: Grant subject to conditions & Section 106 Legal Agreement.

Drawing No.s E/101 - E107 incl.; PA/201 - PA/207 incl.

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. 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. Notwithstanding the description of the privacy screen in the application, no development shall be commenced until precise details of the privacy screen 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.
5. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality.
6. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.
Reason: In order to protect the visual amenities of the neighbourhood.

INFORMATIVE: The residential units are defined as 'car free' and therefore therein 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.

INFORMATIVE: The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 1380) to arrange for the allocation of a suitable address.

INFORMATIVE: The new residential units would benefit from the enhanced security standards detailed in the 'Secured By Design Scheme' (www.securedbydesign.com). The Crime Prevention Department can meet with the architect or client to discuss security measures and 'Designing Out Crime'. Our advice is given free of charge with the aim of preventing the future users of the building from becoming victims of crime. It is the mission of the Metropolitan Police to work together with partners and citizens for a safer London. We can be contacted on 0208 345 2164. The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community.

REASONS FOR APPROVAL

The Council has had regard to the development plan (in particular Policies HSG 1.1 'Strategic Housing Target', HSG 1.3 'Changes of Use to Residential', HSG 2.1 'Dwelling Mix for New Build Housing', HSG 2.2 'Residential Densities', DES 1.1 'Good Design & How Design Will Be Assessed', DES 1.3 'Assessment of Design Quality (2): Enclosure, Height and Scale', DES 1.11 'Design of Alterations and Extensions', EMP 1.1 'Employment Protection', STC 3.3 'Access to Upper Floor Accommodation' and RIM 1.7 'Designing Out Crime' of the Haringey Unitary Development Plan) and to other material planning considerations. The proposal is substantially in accordance with the development plan.

Section 106 - YES

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1036
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 24/04/2006

Location: Hale Wharf, Ferry LaneN17

Proposal Provision of 4 x business barges and associated mooring facilities, landscaping and associated parking.

Recommendation Grant

Decision Grant

Drawing No.s HWCB/P3758/01 & Photographs.

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. External artificial lighting as part of the development shall be directed away from the River Lee Navigation and shall be focused with cowlings.
Reason: To minimise light spill from the new development into the watercourse or adjacent river corridor habitat. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat.
4. There shall be no permanent storage of materials related to the development within five metres of the River Lea Navigation along the entire length of the site. This area must be suitably marked and protected during development.
Reason: To reduce the impact of the proposed development on the river buffer zone and the movement of wildlife along the river corridor.
5. Before development commences, an ecological enhancement plan, including long term design objectives, management responsibilities and maintenance schedules for all

enhancement areas, shall be submitted to and approved in writing by the Local Planning Authority

Reason: To protect and enhance the natural features and character of the area.

6. All planting carried out as part of the ecological enhancement plan shall be of locally native plant species only, of UK genetic origin.

Reason: Use of locally native plants in landscaping is essential to benefit local wildlife and to help maintain the region's natural balance of flora. Native insects, birds and other animals cannot survive without the food and shelter that native plants provide - introduced plants usually offer little of our native wildlife.

7. 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.

INFORMATIVE: Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed or structures in under, over or within 8 metres of the brink of the River Lee (Navigation) main river. Contact John Thurlow on 01707 632403 for further details.

INFORMATIVE: The new development will require 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: The planning applications Sub Committee considered that the colour of the sails should be off white or tan / brown colour to match in with the character of the area.

REASONS FOR APPROVAL

The Council has had regard to the development plan (in particular policies EMP 1.2 'New Employment Uses', EMP 1.3 'Defined Employment Areas', EMP 3.4 'Environmentally Sensitive Employment Activity', OP 5.4 'Enhancing the Water Environment', OP 5.6 'Works Affecting Watercourses', DES 1.1 'Good Design and How Design Will Be Assessed', DES 8.6 'River Lee and Lee Navigation Area of Special Character (SAC)' and RIM 1.2 'Upgrading Areas in Greatest Need' of the Haringey Unitary Development Plan) and to other material planning considerations. The proposal is substantially in accordance with the development plan.

Section 106 - No