

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 5 JUNE 2006**

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

Apologies Councillor Adje

Also Present: Councillor Haley, Hoban and Thompson

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC01.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies were received from Cllr Adje. Cllr H Lister substituted for Cllr Adje.</p>	
PASC02.	<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>	
PASC03.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Lister declared an interest in the application being considered for 16-52 High Road N15 as he had met last week with the legal representative for the applicant on a different matter. The advice he had received from the monitoring officer, although not prejudicial, he had decided to leave the room when this application was being discussed and decided on.</p>	
PASC04.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PASC05.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the Planning Applications Sub Committees held on 27 March 2006 and 24 April 2006 be agreed and signed.</p>	
PASC06.	<p>MATTERS ARISING</p> <p>Members raised the following matters from the minutes of the meeting held on 27 March 2006:</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 5 JUNE 2006**

	<p>PASC 118.</p> <p>315 The Roundway N17</p> <p>Cllr Bevan requested an update on what action had been taken with respect to a CPO for this application. Officers advised Members that in respect of The Roundway, this application was now at appeal. If the Committee were enquiring in general then this would have to be implemented through a planned process. The way forward would be for Officers to look at sites and provide a planning brief. Planning briefs would need to fit in and around the work programme.</p> <p>Council Depot, Stoneleigh Road N17</p> <p>Cllr Bevan requested whether the documentary evidence for Members inspection had been provided by the applicant as he had advised the timber had a 50 year guarantee. Officers advised that this had been made a condition of the planning permission. This would only be provided if permission was implemented and this may take one to two years to produce.</p> <p>PASC 119</p> <p>The Chair enquired of Officers whether the Arboriculturist had revisited the Gas Works bordering 123 Hornsey Park Road N8 to inspect the Silver Birches near the substation.</p> <p>RESOLVED</p> <p>Officers agreed to investigate and report back to the next meeting.</p>	
<p>PASC07.</p>	<p>PERFORMANCE STATISTICS ON DEVELOPMENT CONTROL, BUILDING CONTROL AND PLANNING ENFORCEMENT ACTION</p> <p>Members were asked to note that performance was in line with government targets. Planning department were expected to win 70% of appeals. Members were also asked to note the rest of the report.</p>	
<p>PASC08.</p>	<p>APPEAL DECISIONS DURING MARCH AND APRIL 2006</p> <p>Officers reported that the appeals for March – April 2006 were mainly house hold alterations, extensions, conversation and the erection of mobile phone masts. Members were asked to note that with respect to masts, the application in Bounds Green Road was dismissed, however the application near Tesco in the High Road was allowed.</p>	
<p>PASC09.</p>	<p>DECISIONS UNDERTAKEN UNDER DELEGATED POWERS BETWEEN 13 MARCH 2006 AND 14 MAY 2006</p> <p>Members were asked to note there had been a lot of decision made between March and April 2006, which were listed in Ward order.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 5 JUNE 2006**

PASC10. PLANNING APPLICATIONS

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

Officers informed the Committee that a site visit had now taken place. The attached report was the same as that presented to the previous committee. The proposal will not have an impact on street parking and provides affordable units. The applicant would enter into a Section 106 agreement. One objector spoke on behalf of local residents, representing JB Planning Associates, Chartered Town Planning and Surveyors who objected for the following reasons:

- The property building
- Density excess
- Five storeys is too high, large, bulky and in a conservation area.
- Poor design which is out of keeping with two and three storey buildings in the vicinity.
- It would have an adverse effect on the area
- The access ramp will affect the street scene on Rostrevor Avenue.
- Will have a detrimental impact, overbearing, loss of outlook, light and visibility – 90 metres of visibility is not achievable because of the bend in the road.
- Safety of young children because of the exit to the road.
- Noise of vehicles using the underground car park.
- Operation of the security gates

Two supporters for the development responded on the safety of access on Rostrevor Avenue. An in depth consultation had been carried out and discussions with Haringey highways. Access from Rostrevor Avenue was deemed to be the most safest. At the meeting with the Design Panel the safety was increased by the installation of a security gate. There is also a provision to provide audio and visual signals at the entrance to the gates which would be sign posted. The applicants had previously been to two pre application meetings and two post application meetings. Comments received had been taken on board and incorporated within the scheme before the Committee. Amenity space was recognised as being limited and the balconies had been enlarged at the design panel. The general size of all the units was in excess of all the standards.

Members decided to refuse the application on the grounds of bulk, height, mass in relation to residential amenity and the character and appearance of the locality.

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 5 JUNE 2006**

16-52 High Road N15 (Conservation Area Consent)

Members were asked to consider Conservation Area Consent for the above demolition. Members did not agree to giving consent because planning permission for the above application was not granted.

R/O Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22

Members noted that this application had been before the Committee previously however, this was a new scheme adjacent to Bowes Park Conservation Area. The proposal included the demolition of existing garages and the erection of four blocks, in total four flats and two houses. The density of the building was within the current density of 145. There was also provision for bins and two way vehicle access. It was suggested that the access be one way in and one way out. There were sixteen letters of objections concerning traffic and parking. The application would require a Section 106 agreement. Officers also recommended that the application be subject to the following conditions:

1. Hours of construction to standard working day:- 8am – 6pm Monday to Friday and 8am – 12noon Saturday
2. Glazing on windows which face the East would require obscure glazing to be submitted and approved.

Two objectors spoke representing the residents of Palm Court and the Houses listed above. They outlined their concerns regarding safety, access, existing drainage, parking, and loss of amenities and generally their views that the area would be over developed. The main cause for concern was access to the site for refuse collection and emergency vehicles. Refuse Vehicles were regularly unable to get into the site because they could not turn in due to parked cars on Palmerston Road and therefore refuse was not collected. When vehicles were able to go down the southern access road, they damaged the windows in the flats adjacent.

The applicant spoke and summarised the position where the development to be approved i.e. Access – Transportation had no objections to the loss of the garages. Fire Officers had been spoken to and fire vehicles would not be required to access the site as fire hydrants would be installed. Refuse vehicles currently visit the site therefore no additional collection would be required due to this development. Amenity – it was not the intention to touch this and would argue that the development attracts to the visual amenity. Windows opening onto the access route is a current problem.

The applicant consented to the following conditions being imposed:

1. The hours of construction.
2. Obscure glazing to the none habitual rooms to the east .
3. On landscaping and boundary treatments.

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 5 JUNE 2006**

	<p>Members felt it was prudent to delay the decision on this application for a site visit.</p> <p>Cllrs Haley, Hoban and Thompson joined the meeting at this point.</p> <p>24A Birstall Road N15</p> <p>Officers explained to members that this application would be subject to at Section 106 agreement with a contribution of approximately £40k. The overall density was 95 above the limit and this figure was deemed to be acceptable.</p> <p>Members noted that the room sizes on the ground floor flats were below the required size standards.</p> <p>Members agreed the application with conditions on:</p> <ol style="list-style-type: none"> 1. A division of the party walls between the two properties on the roof. 2. Inset front doors to be provided. 3. Communal satellite dish to be provided to service all the proposed flats. 	
<p>PASC11.</p>	<p>TREE PRESERVATION ORDERS</p> <p>RESOLVED</p> <p>That the following Tree Preservation Orders be confirmed:</p> <ul style="list-style-type: none"> • 707 High Road, N17 – T1 Scots Pine • 707 High Road, N17 – T2 Hornbeam • 21-27 Sussex Gardens, N6 4LS – G1: various species including T1 False Acacia, T2 Ornamental Apple, T3 Silver Birch, T4 Ornamental Apple, T5 Norway Maple, T6 Goat Willow and T7 Purple Plum. <p>In respect of the TPOs at 707 High Road, N17 the Chair enquired of Officers whether the trees at the front of Moselle House had been subject to TPOs and also the trees in the front of St Francis De Sales School. Officers agreed to ask the Arboriculturist to look at them.</p> <p>In respect of 21-27 Sussex Gardens, N6 – the recommendation at the end of the report on page 146 excluded the T3 Silver Birch from the trees to be confirmed.</p>	
<p>PASC12.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>None received.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 5 JUNE 2006**

PASC13.	SITE VISITS R/O Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22 A site visit was arranged to take place on Friday 23 June 2006 at 9:30am at the site.	
PASC14.	DATE OF NEXT MEETING 26 June 2006 at 7:00pm. The meeting ended at 9:55pm	

COUNCILLOR SHEILA PEACOCK
Chair