

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 22 JANUARY 2007**

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

Also Present Councillors Dobbie, Engert, Meehan, Newton, & Santry.

* Members present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC142.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Adje for whom Cllr Lister was substituting and for lateness from Cllr Lister.</p>	
PASC143.	<p>URGENT BUSINESS</p> <p>None requested.</p>	
PASC144.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest received.</p>	
PASC145.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PASC146.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the Planning Application Sub Committee meeting held on 11 December 2006 be approved and signed as a correct record.</p>	
PASC147.	<p>APPEAL DECISIONS</p> <p>The Committee noted there were 21 appeal decisions reported. The council had won 2 cases on developments in conservation areas. The employment policy had been agreed by the Inspector. The overall outcome was satisfactory for November 2006.</p> <p>Members offered their congratulations to officers on the excellent work carried out on Appeal decisions and endorsed by the Chair.</p> <p>Cllr Hare entered the meeting at 7:07pm.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	

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<p>PASC148.</p>	<p>DELEGATED DECISIONS</p> <p>Members were asked to note the decisions taken under delegated powers between 27 November 2006 and 17 December 2006.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PASC149.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note that the performance targets were either met or exceeded. The number of applications refused was outlined on a table on page 42 of the agenda and detailed applications received from April 2006. The number of applications refused hovered between 35 and 40%.</p> <p>The Committee was also asked to note the performance statistics on Development Control and Planning Enforcement Action for December 2006.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PASC150.</p>	<p>PLANNING APPLICATIONS</p> <p>RESOLVED</p> <p>That the decisions of the Sub Committee on the planning applications and related matters be approved or refused with the following points noted.</p>	
<p>PASC151.</p>	<p>WESTERN ROAD N22, CLARENDON ROAD N8, GAS HOLDER STATION, SPINE ROAD</p> <p>The Committee was advised that this application site consisted of parts of Western Road, Clarendon Road and part of the site of the old Gas Holder Station. The northern end of Western Road fell within Wood Green Conservation Area. The proposal was to construct a new 7.3 metre wide road with some realignment of Western Road and at the junction of Mayes Road. The road would be funded by the Department for Transport Communities Infrastructure Fund.</p> <p>The road was not intended as a relief road for Hornsey Park Road, however the Council would be putting forward a range of traffic calming measures which would go out to consultation. Noise and Air pollution studies had also been carried out to cope with the road.</p> <p>Members questioned officers on traffic movement and the impact</p>	

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of the road on developing the Heartlands Area. Officers responded that it was difficult to assess what the movements would be and that issues would need to be dealt with as part of individual developments. However, they assured the Committee that the road was fit for development.

The Committee also requested clarification on the number of trees to be removed on Western Road and was informed that they had been inspected by the Council Arboriculturalist who confirmed that some were of a poor condition and had decay. It was agreed that if any of the trees could be saved they would be retained.

Objections to the proposal were received on behalf of Avenue Road Residents Association who raised concern that an environmental impact assessment had not been carried out on the development of the road to enable the Council to mitigate harmful effects on the community. Traffic reduction was required on Hornsey Park Road as it was narrow and residential and an HGV analysis needed. If the current proposal was granted un-amended there would be no traffic relief for residents.

Cllr Meehan entered the meeting 7:30pm.

Cllr Newton spoke on behalf of local residents who did not agree that an environmental impact assessment was not needed for this development and requested that one be carried out before the application was finalised and granted.

Cllr Dobbie voiced concern over the consultation process and that Alexandra Park School had not been consulted. His main concern was with respect to the extra traffic that this development would attract for the school and requested the application be withdrawn and reconsidered.

Cllr Lister entered the proceedings at this point 7:35pm.

The Committee discussed the reasons why an environmental impact assessment was not required for the size of this development and were informed that a number of impact assessments had already been carried out. Members agreed to grant the application subject to conditions and a further condition being imposed that a school travel plan be drawn up before the application is implemented.

INFORMATION RELATING TO APPLICATION REF:
HGY/2006/2062
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
22/01/2007

Location: Western Road, N22, Clarendon Road, N8, Gas Holder Station, Hornsey Park Road.

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<p>Proposal:</p> <p>Recommendation:</p> <p>Decision:</p> <p>Drawing No.s:</p> <p>Conditions:</p>	<p>Construction of a new 7.3m wide road with 2m wide footways on either side (known as The Heartlands Spine Road) between the north end of Clarendon Road, N8 and the south end of Western Road, N22. Realignment of existing road at northern end of Western Road by Alexandra School; realignment at junction of Western Road and Mayes Road (eastern corner of Wood Green Common); improvements to Penstock footpath.</p> <p>Grant subject to conditions.</p> <p>Grant subject to conditions.</p> <p>SS HI 10026 - PL-02 PLAN 10A, SS HI 10026 - PL- 02 PLAN 10B, SS HI 10026 - PL - 02 PLAN 10C, SS HI 10026 - PL-02 PLAN 10D, and 10026-PL-04(PLAN 9), 07 (PLAN 3),08 (PLAN 5), 09 (PLAN 6), 10 (PLAN 8) & 11(PLAN 7).</p> <ol style="list-style-type: none"> 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. 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. 4. No development shall take place until full details of both hard and soft landscaping (specifically to include, inter alia, treatment of Wood Green Common and Penstock Path) have been submitted to and approved by the local planning authority, and these works shall be carried out as approved, and any new planting shall be implemented in the first planting season after completion of the road. Any proposed trees or plants which, within a period of 5 years after completion of the development, are dead, removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. These details shall
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include:

- hard surfacing materials
- street furniture and lighting
- boundary treatments
- existing trees to be removed
- new trees and shrubs to be planted, together with a schedule of 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 planning authority to assess the acceptability of any landscaping scheme and to retain control over the materials to be used in the development, in the interests of visual amenity.

5. Vehicle wheel washing facilities shall be provided on site before any works start on site and no work shall take place at any time that such wheel washing facilities are not operating.

Reason: To ensure that the implementation of this permission does not prejudice conditions of safety on the adjacent highways.

6. Within 6 months of the completion of the road hereby approved, a School Travel Plan for Alexandra School shall be submitted to the Local Planning Authority to include measures for traffic calming and road safety in the vicinity of the school.

Reason: In order to ensure that the development makes adequate provision for the safe movement of pedestrians and vehicles in the vicinity of the school.

7. The construction works of the development hereby granted shall not be carried out before 0700 or after 2000 hours Monday to Friday or before 0800 or after 1400 hours on Saturday, and not at all on Sunday or Bank Holidays unless the prior approval is obtained in writing from the Local Planning Authority.

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

INFORMATIVE: You are advised that the Committee wishes to be assured that proposals for traffic calming and traffic management and improvements to pedestrian facilities on Hornsey Park Road/Mayes Road (including arrangements at the Western Road/Mayes Road and the Clarendon Road/Hornsey Park Road junctions) shall be prepared for public consultation.

REASONS FOR APPROVAL

The proposal is essential to the redevelopment of the Heartlands site and the regeneration of this area. Although there are traffic issues that will arise when the redevelopment itself takes place, these will have to be dealt with in the Master Plan for the area, and the road proposal itself is unlikely to produce any significant issues for the local environment and will provide some relief to Hornsey Park Road. The scheme largely

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	<p>complies with Policies AC1 "The Heartlands/Wood Green", M1 "Improvements", and Schedule 7 "Road Proposals", M7 "Road Schemes", the Haringey Heartlands Framework Supplementary Planning Guidance" and OS3 "Significant Local Open Land", and is considered acceptable.</p> <p>Section 106 - No</p>	
<p>PASC152.</p>	<p>COLERIDGE PRIMARY SCHOOL & FORMER TUC CENTRE SITE CROUCH END HILL N8</p> <p>The Committee was informed that Coleridge Primary School and Former TUC Centre fall within the Crouch End Conservation Area. The proposal was to demolish the 3 storey wings on either side of the existing main building and replace with single and 2 storey teaching wings. These would blend in with the existing buildings and associated landscaping would enable the expansion of Coleridge Primary School.</p> <p>Officers advised that since the publication of the report the Authority had received:</p> <ol style="list-style-type: none"> 1. Three additional objections from residents 2. A letter from the Chair of the PTA of Ashmount School stating that a new school was not needed. 3. A tabled email from Cllr Winskill raising concerns about traffic. <p>Several local residents spoke and raised objections to the traffic plans which were believed to be fatally flawed as there would be a further two hundred car journeys to and from the school. The surrounding roads were already to capacity in terms of available parking spaces and would make safety a major issue. Objectors questioned how consistently the Council applied decision making to applications within the area. There had been two previous smaller applications for nurseries which had been refused due the increased level of traffic that would have been caused.</p> <p>The Chair of Governors, Coleridge Primary School spoken in favour of the application, of the school's excellent ofsted report and ethos would not be lost in a bigger school. There were many benefits about the expansion which would bring improvements. The school's original concerns had now been allayed by the report from Tucker Morgan and the recommendation for a school travel plan.</p> <p>Cllr Engert entered the meeting 8:10pm</p> <p>The Committee discussed the proposal in detail and questioned all parties on the issues raised:</p> <ul style="list-style-type: none"> • Increased traffic and calming measures • Design of the new buildings and materials to be used – 	

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retention of the Victorian house.

- The use of the buildings and layout of nursery, classrooms, library and staff rooms.
- Parking for teachers
- The possible widening of pavement in front of the TUC site by moving the front wall and rebuilding it further back from the road.

Cllr Santry entered the meeting 9:00pm

The Chair moved to a vote to grant the application. Members voted 6 in favour, 1 against and 1 abstention. The application was granted subject to conditions and a further condition to implement a school travel plan prior to the school being opened. Members voted not to impose a condition restricting evening use of the building.

INFORMATION RELATING TO APPLICATION REF:
HGY/2006/2234
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
22/01/2007

Location: Former TUC Centre Site, Crouch End Hill And Coleridge Primary School, Crescent Road Crouch End Hill N8

Proposal: 1. Demolition of 3 storey wings on either side of existing main buildings and replacement with new part single/part 2 storey teaching wings; retention of and alterations to main building, associated landscaping to enable expansion of Coleridge Primary School, and

Proposal: 2. Demolition of existing nursery block, and minor extensions, and provision of additional parking on existing Coleridge School site.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing Numbers: 444.04, 444.05, 444.06, 444.07, 444.100 Rev A; 542-PL-001, 542-PL-010, 542-PL-011, 542-PL-012, 542-0-013, 542-PL-015, 542-PL-050, 542-PL-051, 542-PL-100, 542-PL-110, 542-PL-111, 542-PL-112, 542-PL-113 rev 03, 542-0-114 rev 01, 542-PL-115, 542-PL-150 Rev 02, 542-PL-151 Rev 02, 542-PL-152 Rev 00 & 542-PL-155.

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

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

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

4. 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 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

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amenity of the area.

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

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

6. 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.

7. Details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed with the Local Planning Authority prior to the commencement of the building works.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

8. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.

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

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

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

10. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

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	<p>Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.</p> <p>11. Prior to the development hereby approved being occupied, the applicant shall submit a School Travel Plan incorporating the road safety measures to be taken to address the need to reduce and manage vehicle activity associated with the site, these measures to include those identified within the Coleridge School Road Safety report produced in association with the road safety consultant.</p> <p>Reason: to ensure the proper management of vehicle activity associated with the school.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal to expand the existing 2-form entry Coleridge Primary School to 4-form entry by redevelopment of the former TUC Centre site and buildings and alterations to the existing school is considered to be acceptable in terms of i) demonstration of educational need, ii) appropriate design which fits in with the local area and the conservation area, iii) traffic, parking and road safety, coupled with the package of highway works identified, and iv) other issues relevant to the scheme. It is considered that the proposed school expansion meets the appropriate planning policy requirements as set out in Policies CW1: New Community Facilities, CSV1: Development In Conservation Areas, CSV5: Alterations & Extensions In Conservation Areas, UD2: Sustainable Design and Construction, UD3: General Principles, UD4: Quality Design, ENV9: Energy Efficiency, ENV10: Renewable Energy and M10: Parking For Development of the Unitary Development Plan 2006 and other relevant guidance.</p> <p>Section 106: No</p>	
<p>PASC153.</p>	<p>COLERIDGE PRIMARY SCHOOL & FORMER TUC CENTRE SITE CROUCH END HILL N8 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the above demolition. The Committee agreed to grant conservation area consent subject to conditions as planning permission for the above application was granted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/2235 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 22/01/2007</p> <p>Location: Former TUC Centre Site, Crouch End Hill And Coleridge Primary School, Crescent Road, Crouch End Hill N8</p> <p>Proposal: Conservation Area Consent for:</p>	

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	<p>(1) Demolition of 3 storey wings on either side of existing main buildings and replacement with new part-single/part 2 storey teaching wings; retention of and alterations to main building, associated landscaping to enable expansion of Coleridge Primary School, and</p> <p>(2) Demolition of existing nursery block, and minor extensions, and provision of additional parking on existing Coleridge School site.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Grant subject to conditions</p> <p>Drawing Numbers: 444.04, 444.05, 444.06, 444.07, 444.100 rev A; 524-PL-001, 524-PL-010, 524-PL-011, 524-PL-012, 524-0-013, 524-PL-015, 524-PL-050, 524-PL-051, 524-PL-100, 524-PL-110, 524-PL-111, 524-PL-112, 524-PL-113 rev 03, 524-0-114 rev 01, 524-PL-115, 524-PL-150 rev 02, 524-PL-151 rev 02, 524-PL-152 rev00 & 524-PL-155.</p> <p>Condition:</p> <p>1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides. Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality</p> <p>Section 106: No</p>	
<p>PASC154.</p>	<p>COLERIDGE PRIMARY SCHOOL, CRESCENT ROAD N8.</p> <p>The Committee was asked to consider the erection of a single storey portakabin to be used as two temporary classrooms in support of the above application to expand Coleridge Primary School. The Committee agreed to grant permission subject to conditions as the above application and conservation area consent were both granted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/2347 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 22/01/2007</p> <p>Location: Coleridge Primary School, Crescent Road N8</p> <p>Proposal: Erection of 1 x single storey portakabin to be used as two x temporary classrooms in support of Coleridge Primary School expansion project application reference HGY/2006/2234.</p> <p>Recommendation: Grant subject to conditions</p>	

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	<p>Decision: Grant subject to conditions</p> <p>Drawing Numbers: 542-PL-001, 542-PL-015, 542-PL-115, portakabin attachment, site photographs A, B & C.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1. That this permission shall be for a limited period expiring on 31 December 2008 when the building hereby approved shall be removed and the land reinstated to the satisfaction of the Local Planning Authority. Reason: The building, because of its design and siting, is not considered suitable for permanent retention. 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. <p>REASONS FOR APPROVAL</p> <p>The proposed structure will not harm the appearance of the school site generally and will have little impact in terms of loss of sunlight or aspect or overlooking or loss of privacy. Also no additional noise will be caused by the development. The proposal therefore complies with policy CSV1 Development in Conservation Areas and policy UD3 General Principles of the Unitary Development Plan 2006.</p> <p>Section 106: No</p>	
<p>PASC155.</p>	<p>120 - 128 MAYES ROAD N22</p> <p>The Committee was informed that this site was formerly occupied by the Job Centre and contained an existing 1950's two storey building stepped back from Mayes Road. There was one tree at the rear of the property which was not worthy of a Tree Preservation Order.</p> <p>The Committee discussed the previous application refused due to the number of dwelling units proposed and thought to be excessive. Members further discussed the bulk, height and footprint of the proposal.</p> <p>Members discussed the scheme and agreed to grant the application subject to conditions and a S106 Legal agreement and the following extra conditions:</p> <ol style="list-style-type: none"> 1. That a combined satellite dish system be installed for all of the flats. 2. That there be a ten bicycle storage area within the scheme. 	

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The following informatives were also requested:

1. That the scheme is marketed as a car free development.
2. That mail boxes be sited on an internal wall within the development.
3. That Juliette balconies are installed.

INFORMATION RELATING TO APPLICATION REF:
HGY/2006/2276
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
22/01/2007

Location: 120 - 128 Mayes Road N22

Proposal: Outline planning application for demolition of existing 2 storey job centre and erection of 1 x 3 storey block comprising 1 x one bed, 5 x two bed and 3 x three bed self contained flats.

Recommendation: Grant subject to conditions and S106 Legal Agreement.

Decision: Grant subject to conditions and S106 Legal Agreement.

Drawing No.s: PL(03)001, 002 rev 01, 003 rev 01, 010 rev 03, 011 rev 03, 012 rev 03; PL(04)010 rev 02; PL(05)001 rev 01, 002, 010 rev 02, 011 rev 02, 014 rev 02, 015 rev 02, 021 rev 02, 030

Conditions:

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows:(1) That OUTLINE planning permission be granted in accordance with planning application no. HGY/2006/2276, 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 & 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 £48,600.00 towards educational facilities within the Borough (£22,906.00 for primary and £25,694.00 for secondary) 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 contribution of £10,000.00 towards enhancing the cycle routes in the vicinity of this site.

(1.3) A contribution of £10,000.00 towards environmental improvements within the vicinity of the site.

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(1.4) A sum of £200.00 shall be made 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 hereby approved shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO).

(1.5) Plus 5% of this amount as recovery costs / administration / monitoring which equates to £3,440.00. This gives a total amount for the contribution of £72,240.00.

RECOMMENDATION 2

That in the absence of the Agreement referred to in resolution (1) above being completed within two months of the date of approval, planning application reference number HGY/2006/2276 be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education, cycle route improvements and environmental improvements the proposal is contrary to Policy UD10 'Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'.

RECOMMENDATION 3

That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2006/1975 and Applicant's drawing No.(s) PL(03)001, 002 rev 01, 003 rev 01, 010 rev 03, 011 rev 03, 012 rev 03; PL(04)010 rev 02; PL(05)001 rev 01, 002, 010 rev 02, 011 rev 02, 014 rev 02, 015 rev 02, 021 rev 02, 030 including subject to the following conditions:

1. Application must be made to the Local Planning Authority for approval of any matters reserved in this OUTLINE planning permission, not later than the expiration of 3 years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:
 - a) The expiration of 3 years from the date of this permission.
 - or
 - b) The expiration of 2 years from the final date of the approval of any of the reserved matters.

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.

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2. This permission is granted in OUTLINE, in accordance with the provisions of Regulations 3 & 4 of the Town & Country Planning (General Development Procedure) 1995 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters, namely:

- a) external appearance
- b) landscaping.

Full particulars of these reserved matters, including plans, sections and elevations, all to an appropriate scale, and any other supporting documents indicating details of

- B1) the materials to be used on all external surfaces
- B2) details of boundary walls, fencing and other means of enclosure

shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars.

Reason: In order to comply with Article 2 of the Town & Country Planning (Applications) Regulations 1988, which requires the submission to, and approval by, the Local Planning Authority of reserved matters.

3. 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.

4. 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.

5. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

6. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the

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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.

7. 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:

(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 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.

8. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

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9. Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

10. 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.

11. Notwithstanding the Provisions of Article 4(1) and part 25 of Schedule 2 of the Town and Country Planning (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 or aerial 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.

12. A detailed scheme for the provision of covered cycle storage shall be submitted to and approved by the Local Planning Authority prior to the commencement of works. Such scheme shall be implemented and permanently retained thereafter.

Reason: In order to provide satisfactory facilities for the benefit of residents using cycles as a means of transport.

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.

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: The proposed development requires a redundant crossover to be removed. 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.

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INFORMATIVE: - In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils c) looks to ensure the separation of foul and surface water sewerage on all new developments.

INFORMATIVE:- Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE: Pursuant to Condition 2(a) above, in considering detailed drawings of the proposed development, the Council will wish to see (1) only small "Juliette" type balconies on the front (south west) elevation, rather than large balconies, and (2) provision for post or mail boxes to be inside the building rather than located on the external wall.

REASONS FOR APPROVAL

The current application follows the refusal of previous schemes for the site. The height, mass, scale and position of the proposed building on site is now considered to be acceptable and has incorporated appropriate changes in response to the planning issues identified in the previous refusal. The proposed development will not give rise to a significant loss of privacy or result in a significant degree of overlooking to neighbouring properties and in fact the reduction of the building footprint when compared to the existing building will improve the daylight/ sunlight levels received to the front gardens and windows along the front elevation of these nearest properties in Jack Barnet Estate. The proposed development is considered consistent with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Developments', HSG2 'Change of use to Residential', HSG9 'Density Standards', HSG10 'Dwelling Mix', M3 'New Development Location and Accessibility', M9 'Car Free Residential Development' and UD10 'Planning Obligations' of the Haringey Unitary Development Plan (2006) plan and SPG1a 'Design Guidance and Design Statements', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'.

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	Section 106 - Yes	
PASC156.	NEW ITEMS OF URGENT BUSINESS There were no items of urgent business submitted.	
PASC157.	SITE VISITS None requested.	
PASC158.	DATE OF NEXT MEETING Monday 26 Ferbruary 2007 ~ scheduled meeting. Monday 26 March 2007 ~ scheduled meeting. Tuesday 17 April 2007 ~ scheduled meeting. Monday 14 May 2007 ~ scheduled meeting.	

COUNCILLOR SHEILA PEACOCK
Chair