

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

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

* Members present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC109.	<p>APOLOGIES</p> <p>An apology for absence was received from Cllr Dodds and for lateness from Cllr Hare.</p>	
PASC110.	<p>URGENT BUSINESS</p> <p>The Chair moved that there be a variation to the order of the agenda that item 16 be considered after item 11. The variation was agreed by the committee.</p>	
PASC111.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest received.</p>	
PASC112.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PASC113.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the Planning Application Sub Committee meeting held on 30 October 2006 be approved and signed as a correct record.</p>	
PASC114.	<p>APPEAL DECISIONS</p> <p>The Committee was advised of the appeal decisions determined during October 2006. The Committee noted that the Council had lost an appeal to erect a telecommunications mast. Members requested that statistics be provided for the current year on the number of appeals within this category which had been upheld.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That further information be provided on the number of appeals upheld for the current year related to telecommunication masts. 2. That the report be noted. 	
PASC115.	<p>DELEGATED DECISIONS</p> <p>Members were asked to note the decisions taken under delegated powers between 16 October 2006 and 5 November 2006.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

	<p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PASC116.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee were asked to note the performance statistics on Development Control and Planning Enforcement Action. It was noted that there were no major applications determined in October 2006 and that the figures were generally in line with Haringey's and Government targets. Members felt it would be useful to know the percentage of applications rejected and approved each month.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That the percentage of applications rejected and approved each month be provided in the performance statistics report. 2. That the report be noted. 	
<p>PASC117.</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>PASC118.</p>	<p>REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (30/10/2006): 1-4 CONNAUGHT HOUSE, 38 CONNAUGHT GARDENS N10</p> <p>The Committee were informed that the decision on this application had been deferred from the last meeting for a site visit. The application site lies within a residential area comprising a of mix of two, three and four storey houses.</p> <p>A previous applications for the redevelopment of the site was refused and dismissed on appeal the main reason being overlooking. The current application had been submitted to overcome the overlooking and was lower by one metre than the previous scheme.</p> <p>There were currently eight trees subjected to Tree Preservation Orders to be retained.</p> <p>Cllr Hare entered the proceedings.</p> <p>The Committee discussed in detail the provisions for car parking and the number of allocated spaces per dwelling. Members were advised that the site had its own frontage and there would be space for on street parking. Members requested whether it was possible for a communal satellite dish to be installed for use by all the properties.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

Officers advised that it was usually a condition applied to the development of flats rather than houses.

Members agreed to grant the application subject to conditions and an additional condition to install a communal satellite dish and also subject to a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/1497
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
27/11/2006

Location: 1 - 4 Connaught House, 38 Connaught Gardens N10

Proposal: Demolition of existing building and erection of 5 x four bed, 1 x three bed and 1 x two bed houses with rooms at lower ground floor level, associated car parking and landscaping.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing Numbers: PL3(00)01 - PL3(00)17 incl & PL3 (00) 18 A.

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. Samples of all materials to be used in conjunction with the 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. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

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 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 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. 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. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to E shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

8. That a detailed scheme for the provision of refuse and 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

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

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.

9. Details of boundary treatment to all boundaries of the site shall be submitted to and approved by the Local Planning Authority prior to commencement of development, and shall thereafter be carried out in accordance with such approved details.

Reason: In order to provide a satisfactory setting and means of enclosure for the development.

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

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

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: Further to Condition 3 above, the Council will wish to see the use of brick work on the flank east-facing elevation of House Number H1 facing Connaught Gardens.

INFORMATIVE: Further to Condition 4 above, the Council will wish to see a detailed landscaping scheme showing:

- a) Screen planting on the rear northern boundary of the site.
- b) Levels, terracing and planting to the rear garden of the rear units and
- c) Planting including shrubs or small trees in the frontage of each property and at the flank wall of House H7.

REASONS FOR APPROVAL

The current application follows the refusal of two previous schemes for the site and the dismissal of two related appeals. It is considered that the design of the current scheme has incorporated appropriate changes in response to the planning issues identified in the previous refusals and appeal decisions and as such is considered an appropriate design for the site. The scale, bulk and height of the proposed terrace is considered appropriate and buildings would not have an overbearing impact on any neighbouring properties. The proposed development through the use of oriel style windows and other design changes to the southern elevations of the dwellings would prevent any issues of overlooking or loss of privacy to neighbouring properties from arising, while still providing for adequate living conditions for future

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

	<p>occupiers of the dwellings. The proposed development is considered consistent with Policies UD 3 'General Principles', UD 4 'Quality Design', HSG 1 'New Housing Developments', M10 'Parking for Development', SPG 1a 'Design Guidance and Design Statements', and SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight' of the Haringey Unitary Development Plan.</p> <p>Section 106: Yes</p>	
<p>PASC119.</p>	<p>12-14 HIGH ROAD & WHYMARK HOUSE, WHYMARK AVENUE N22</p> <p>The Committee were informed that this application was a reworking of an approved application for the erection of a 1 and 2 storey extension at 1st and 2nd floor levels. The most recent application proposed to reuse the existing building on site as part of the redevelopment of the property. The current application sought to demolish this building and construct a replacement with similar dimensions. The reasons for this was given as structural concerns and a report had been supplied. Previous concerns in respect of the blank brick work at ground floor level in Whymark Avenue had been taken into consideration and the new plans detailed the insertion of a door and two windows in the side elevation.</p> <p>Members discussed concern regarding the use of the ground floor level as a retail outlet and that this may lead to loading and unloading at unsocial hours. The Committee was advised that this could be included as a condition stipulating the loading and unloading times. Members requested that boxes for post were located on the inside of the development.</p> <p>The Committee agreed to grant the application subject to conditions and an additional conditions stating the loading and unloading times and subject to a Section 106 Legal Agreement.</p>	
<p>PASC120.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Committee were advised that three of the TPO's were unopposed and that an objection had been received for 39 Grove Avenue N10, a walnut tree located in the front garden of the property. The owner had objected on the grounds that a TPO would prevent him from pruning the tree. The Arboriculturalist had advised the owner that an application to the Council for pruning works to be carried out was possible.</p> <p>RESOLVED</p> <p>That the following Tree Preservation Orders be confirmed:</p> <ol style="list-style-type: none"> 1. 62-70 Coolhurst Road N8 2. 39 Grove Avenue N10 3. Middlesex University, White Hart Lane N17 	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

	4. 63 Windermere Road N10	
PASC121.	<p>14 VIEW ROAD N6</p> <p>Officers presented the report and advised that the two tabled documents before the Committee were objections which had been noted. Officers had since met with the Highgate Conservation Area Committee to discuss their objections.</p> <p>The property was situated on the corner of View Road and View Close and located within the Highgate Conservation Area. It was considered that the proposed building would enhance and add character to the area and add to the variety of styles and types of houses within the neighbourhood.</p> <p>A resident of View Close spoke objecting to the proposal stating that View Close was an estate of ten houses and the proposal to demolish one of the houses would destroy the unity of the area as it was the gateway to the estate. Each of the houses was built on a concrete raft and the proposal for 14 View Road was to remove the raft. The demolition of the raft would affect the water table in the area and cause damage to the conservation area and environment. The objector requested the Committee to reject the application in its present form.</p> <p>The applicant spoke and advised the Committee that the proposal was to build one house. It was the case that 14 View Road was not part of the ten houses which formed part of the estate of View Close and therefore did not need to remain part of this group of houses. The house currently had little historical or architectural interest. The proposed house would provide low emissions, ground floor source of heating and would be a development to fit in with the area.</p> <p>Members discussed features of the proposal and questioned the use of the light well and basement. They were informed that the light well was the entrance to the property and would be used to store bicycles. It was intended to use the basement as a storage area.</p> <p>The Chair moved a motion to agree the recommendation. On a vote there being seven for and one abstention. The application was granted subject to conditions. Cllr Hare requested that his abstention be noted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/1357 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/11/2006</p> <p>Location: 14 View Road N6</p> <p>Proposal: Demolition of existing house and erection of replacement 2 storey three bedroom dwelling house with rooms at basement level.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

Recommendation: Grant Subject to Conditions

Decision: Grant Subject to Conditions

Drawing Numbers: 511(SK)022 (B), 001A, 002B,C 003C, 004D, E, 005D, 006C, 007C, 008C & 009B.

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. 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. 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. 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.

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

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

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. 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.

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. That before any work is started, a pre - commencement site meeting is specified and arranged and attended by all parties (Architect, Consultant Arboriculturalist, Planner Officer, Local Authority Arboriculturalist and Contractors to confirm the protective measures to be installed for trees.

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

10. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

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.

REASONS FOR APPROVAL

The proposed demolition of existing house and erection of replacement 2 storey three bed dwelling house with rooms at basement level would not harm the character and appearance of Highgate conservation area or the amenity of the adjoining properties since it is a replacement building. The proposal is therefore considered to be in compliance with the provision of Policies G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG3 'Protecting Existing Housing', CSV1 'Development in

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

	<p>Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
<p>PASC122.</p>	<p>14 VIEW ROAD N6 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the above demolition. On a vote there being 7 for and 1 abstention, the Committee agreed to grant conservation area consent subject to conditions as planning permission for the above application was granted. Cllr Hare requested his abstention be noted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/1358 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/11/2006</p> <p>Location: 14 View Road N6</p> <p>Proposal: Conservation Area Consent for the demolition of the existing house.</p> <p>Recommendation: Grant subject to condition.</p> <p>Decision: Grant subject to condition.</p> <p>Drawing Numbers: 511 (SK) 022 (B), 001A, 002B, C, 003C, 004D, E, 005D, 006C, 007C, 008C & 009B.</p> <p>Conditions:</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.</p> <p>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>REASONS FOR APPROVAL</p> <p>The proposed demolition of existing house and erection of replacement 2 storey three bed dwelling house with rooms at basement level would not harm the character and appearance of Highgate conservation area or the amenity of the adjoining properties since it is a replacement building. The proposal is therefore considered to be in compliance with the provision of Policies G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG3 'Protecting Existing Housing', CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

	Section 106: No	
PASC123.	<p>21-29 TEWKESBURY ROAD N15</p> <p>Officers presented the report and informed the Committee that the site comprised a vacant corner plot formerly a builders storage yard on the junction of Overbury Road and Tewkesbury Road. The back of the property fronted onto Seven Sisters Road and had been marketed without success. The development of the site included 9 dwellings, commercial use on the ground floor with ancillary parking and cycle storage.</p> <p>Members raised several concerns regarding the proposed development:</p> <ul style="list-style-type: none"> • The S106 contribution was felt to be inadequate. • The trees surrounding the site should not be damaged during the development and should be monitored. • The use of the commercial units on the ground floor. B1 use is for light industry should this be under a block of flats. • There is only provision for five car parking spaces two being allocated for use with the ground floor units. • Insufficient cycle racks provided. • The type of shutters to be used should be open style. <p>Members discussed in detail their concerns and requested that further conditions be imposed on the development as follow:</p> <ol style="list-style-type: none"> 1. That the cycle rack provision be increased in line with number of residential units. 2. The shutters provided should be latticed open style. 3. That commercial unit be classed as B1A only. 4. That the trees are protected. <p>Members also requested that an informative be supplied that no parking permits be provided in the CPZ.</p> <p>The Committee decided to grant the application subject to conditions and S106 legal agreement.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/1265 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/11/2006</p> <p>Location: 21 - 29 Tewkesbury Road N15</p> <p>Proposal: Redevelopment of site including erection of a 4 storey block with set back 4th floor comprising 4 x one bed and 5 x two bed self contained flats on the upper floors, communal roof garden at 3rd floor level and B1 commercial use at ground floor with ancillary parking and cycle storage. Creation of new crossover to</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

	<p style="text-align: center;">Tewkesbury Road, N15.</p> <p>Recommendation: Grant subject to conditions and Section 106 Legal Agreement.</p> <p>Decision: Grant subject to conditions and Section 106 Legal Agreement.</p> <p>Drawing Numbers: Ex-01, 02, 03; PR-01A, 02A, 03B, 04A, 05A, 06A, 010A, 011A, 012A & 013A.</p> <p>Conditions:</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. 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. 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. 5. 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. 6. That not more than 9 separate residential units shall be constructed on the site. Reason: In order to avoid overdevelopment of the site. 7. The building proposed by the development hereby authorised shall comply 	
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**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

8. 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.

9. 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.

10. That cycle racks shall be provided sufficient for 1 bike space per flat details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works and permanently retained to the satisfaction of the Council thereafter.

Reason: In order to ensure appropriate provision for bicycle storage within the scheme.

11. That the shutters to the front elevation shall be 'open style' details of which are to be submitted to and approved by the Local Planning Authority prior to the commencement of the works and implemented and permanently retained as such thereafter to the satisfaction of the Council.

Reason: In order to ensure a satisfactory appearance to the property.

12. That the use of the ground floor commercial area shall be for B1(a) office use only and for no other use without the prior consent in writing of the Local Planning Authority.

Reason: In order to ensure an acceptable commercial use within the residential accommodation above.

13. That details of the foundations particularly in relation to the effect of the proposed building on the trees on the adjoining properties to the north east of the proposed development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

Reason: In order to protect the root systems of the adjoining trees and ensure that they are not damaged by the proposed new building.

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

INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

	<p>INFORMATIVE: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.</p> <p>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.</p> <p>INFORMATIVE: The Planning Applications Sub Committee felt that the materials should be carefully chosen to be of high quality particularly in relation to the brick to be used in the construction of the new building.</p> <p>INFORMATIVE: The Planning Applications Sub Committee stated that the occupiers of the building would not be eligible for parking permits in relation to the nearby controlled parking zone. This matter would also be contained in the Section 106 Agreement concerning this scheme.</p> <p>REASONS FOR APPROVALThe proposal complies with policies UD2 Sustainable Design and Construction, UD3 General Principles, UD4 'Good Design', UD5 Mixed Use Development, HSG9 Density Standards, EMP5 Promoting Employment Uses, M10 Parking for Development of Haringey Unitary Development and appropriate Supplementary Guidance.</p> <p>Section 106: Yes</p>	
<p>PASC124.</p>	<p>COLD STORE, CRANFORD WAY N8</p> <p>The Committee were advised that this application site was located to the rear of the main buildings which fronted Tottenham Lane and was within the Cranford Way Defined Employment Area. The proposal was a combination of new buildings and works to existing buildings.</p> <p>Officers advised the Committee that there would need to be amendments to some of the conditions outlined in the report:</p> <p>Condition 4 – It was accepted by the applicant that the hours of construction would be from 07:00am.</p> <p>Condition 5 – The wording would need to be changed to incorporate the following “The accommodation hereby approved shall be implemented”.</p> <p>Condition 6 – Refers to class B1A but was limited to those offices shown on the plans/drawings to be approved.</p> <p>Members requested that a further condition be imposed that the number of cycle racks to be provided be increased to ten. Members agreed to grant the application subject to conditions.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

INFORMATION RELATING TO APPLICATION REF: HGY/2006/2067
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
27/11/2006

Location: Cold Store, Cranford Way N8

Proposal: Partial demolition of former Ecco cold store warehouse, erection of single unit for B1(c), B2 or B8 use and 2 storey office extension to existing cold stores. Installation of new loading bay doors to existing building.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing Numbers: CGL 782-01, 02D & 03C.

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. The construction works of the development hereby granted shall not be carried out before 0700 or after 1800 hours Monday to Friday or before 0700 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.

5. That the accommodation for car parking and/or loading and unloading facilities hereby approved shall be 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,

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

	<p>users of, or persons calling at the premises and shall not be used for any other purposes. 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>6. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the premises shall be used for purposes within Use Classes B1(c), B2 and/or B8 only with the exception of the 280m² of floorspace contained in the two storey extension and the 148m² of floorspace comprising the mezzanine in the new single unit as shown on the approved plans and which will be used as B1(a) offices and shall not be used for any other purpose including any purpose within Class B unless approval is obtained to a variation of this condition through the submission of a planning application. Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.</p> <p>7. That details of a scheme for the provision of 10 cycle racks 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. Reason: In order to ensure the satisfactory provision of cycle racks provision within the proposed development.</p> <p>REASONS FOR APPROVAL</p> <p>The scheme complies with the relevant policies in the adopted Unitary Development Plan July 2006, for commercial development in Defined Employment Areas and is considered to be appropriate in terms of the nature and scale of development, and will not result in any significant adverse impact on the surrounding area.</p> <p>Section 106: No</p>	
<p>PASC125.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no items of urgent business submitted.</p>	
<p>PASC126.</p>	<p>SITE VISITS</p> <p>None requested.</p>	
<p>PASC127.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday 11 December 2006 ~ (scheduled meeting) Monday 15 January 2007 ~ (special meeting) Monday 22 January 2007 ~ (scheduled meeting)</p> <p>The meeting ended at 9:00pm</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

COUNCILLOR SHEILA PEACOCK

Chair

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