

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 11 DECEMBER 2006**

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

* Members present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC128.	APOLOGIES Apologies for absence were received on behalf of Cllr Patel.	
PASC129.	URGENT BUSINESS None requested.	
PASC130.	DECLARATIONS OF INTEREST There were no declarations of interest received.	
PASC131.	DEPUTATIONS/PETITIONS None received.	
PASC132.	MINUTES RESOLVED That the minutes of the Planning Application Sub Committee meeting held on 27 November 2006 be approved and signed as a correct record.	
PASC133.	DELEGATED DECISIONS Members were asked to note the decisions taken under delegated powers between 6 November 2006 and 26 November 2006. RESOLVED That the report be noted.	
PASC134.	PERFORMANCE STATISTICS The Committee was asked to note that Development Control statistics were not available due to the short time span between the meeting held 27 November and these proceedings. The statistics would be reported to the Sub Committee meeting on the 22 January 2007. The Committee was also asked to note the performance statistics on Planning Enforcement Action from the 1 to 30 November 2006.	

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	<p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PASC135.</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>PASC136.</p>	<p>72 - 96 PARK ROAD N6</p> <p>The Committee was informed by officers that this application was on a site where there had been previous permissions granted and partly implemented. Two previous planning applications one in 2003 was agreed by the PASC then. However, the Section 106 was not signed by the applicant. In 2004 an application for retail units and offices had been largely implemented.</p> <p>The current proposal incorporated five car parking spaces, bin store, secure bicycle and pram storage area. It was considered there would be little or no impact on the surrounding residential units in terms of privacy and overlooking. The surrounding area was mixed use and included residential, retail and offices.</p> <p>The Lynton Road Residents Committee raised objections regarding the position of the commercial buildings, the siting of refuse bins and the impact this application would have on the surrounding area due to excessive parking at all times. The roof of the existing building was reported to contain asbestos and this was considered to be a health and safety issue for several elderly residents with respiratory conditions. The Committee was requested to defer the decision for a site visit.</p> <p>The applicant's representative addressed the Committee and reiterated that five car parking spaces would be provided as part of the development. The proposal provided much needed accommodation and facilities including a children's play area. The two additional storeys would be in keeping with the height of the surrounding buildings and would improve the street scene.</p> <p>The applicant's representative further commented that a survey had been carried out and that no asbestos had been found on the roof or the site.</p> <p>Members discussed the proposal in detail and enquired whether the applicant would be agreeable to an additional condition to provide a communal satellite dish. The applicant's representative was happy to agree to this further condition.</p>	

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The Committee agreed to grant the application subject to conditions as detailed in the report and the additional condition to install a communal satellite dish and subject to a S106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2006/1839
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
11/12/2006

Location: 72 - 96 Park Road N8

Proposal: Erection of a further two floors to existing 2 storey building to create 4 x two bedroom, 2 x one and 3 x three bedroom flats and 4 additional commercial units. Development includes alterations to elevations, formation of 5 car parking spaces and provision of covered bin storage.

Recommendation: Grant subject to conditions & S106 Agreement

Decision: Grant subject to conditions & S106 Agreement

Drawing No.s: E01-00; E02-00, 01, RF; E08-01, 02, 03, 04, 05; P02-00A, 01A, 02A; P08-01A, 02A, 03A, 04A & 05A.

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, in particular the amended plans received 23rd November 2006 plans nos: P02-01A, P02-00A, P02-03, P02-02.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The commercial unit shown on the plans hereby approved shall be used for purposes falling within Class A1 (shops), Class A2 (financial and professional services) or Class B1 (business) only and shall not be used for any other purpose.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because uses within other classes are not necessarily considered to be acceptable.

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4. 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.
5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
6. The car parking spaces shown on the approved drawings shall be marked out on the site to the satisfaction of the Local Planning Authority, and these spaces shall thereafter be kept continuously available for car parking and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority.
Reason: In order to ensure that adequate provision for car parking is made within the site.
7. Prior to the occupation of the residential units a scheme for the installation of bollards along the adjoining footway abutting the western and south eastern periphery of this site on Park Road and Lynton Road shall be submitted to and approved in writing by the local authority.
Reason: In order to prevent parking on the forecourt and improve the condition for pedestrians at this location.
8. The applicants must ensure that servicing lorries enter and exit Lynton Road, from and onto Park Road respectively, in forward gear.
Reason: To minimise disruption to traffic and bus movements on Park Road.
9. 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

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	<p>the development.</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: You are advised that this development is under the threshold of residential units that would require provision of affordable units. Any future applications for changes of use from office or retail should take into consideration the existing numbers of residential units for the purposes of calculating the necessary provision of affordable housing.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal should be approved on the grounds that the proposal will utilise the site area to provide a mixed use development, providing a suitable housing mix. The application site is close to the town centre where there are adequate transport links. The overall bulk and scale of the development will not be out of keeping with the area and will not have an adverse affect on the privacy and amenities of any adjoining properties or future occupants compliant with Policies HSG1 New Housing Development, HSG10 Dwelling Mix, UD3 General Principles, UD4 Quality Design, UD6 Mixed Use Development, M10 Parking for Development and SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes of the Haringey Unitary Development Plan.</p> <p>Section 106 Yes</p>	
<p>PASC137.</p>	<p>UNIT 7B TOTTENHAM HALE RETAIL PARK, BROAD LANE N15</p> <p>Officers presented the report and advised the Committee that this application was within the Tottenham International Framework Area as defined in the London Plan and Unitary Development Plan 2006. In May 2006, new regulations came into effect which required planning permission to be sought for mezzanine floors for retail use over 200 square metres.</p> <p>This application comprised the creation of an internal mezzanine floor providing additional 929sqm of floor space with alterations to the elevations including the insertion of a fire exit door to the front elevation.</p> <p>The proposed additional floor space is considered to be in an appropriate location, appropriate use of the new circular guidance and also complied with the UDP policy.</p> <p>The Committee agreed to grant the application subject to conditions and a S106 Legal Agreement.</p> <p>INFORMATION RELATING TO APPLICATION REF:</p>	

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HGY/2006/2070

FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
11/12/2006

Location: Unit 7B Tottenham Hale Retail Park, Broad Lane
N15

Proposal: Creation of an internal mezzanine floor providing
an additional 929sqm of floorspace to be used for
retail purposes (A1). Alterations to elevations
including insertion of fire exit door to front
elevation.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No.s: 6811/PL 400, 401, 402 & 005E.

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. The mezzanine floorspace hereby approved shall have a gross floor area not exceeding 929 square metres and shall be used for non-food retail purposes only.
Reason: To avoid a excessive provision of floorspace within the site.

INFORMATIVE: The Planning Applications Sub Committee considered that because of the extra floorspace created it is essential to ensure that the car parking area within the retail park is managed to prevent excessively long parking by commuters to the station and other people parking but not shopping by limiting the amount of time that parking is allowed and enforcing any overstaying by non patrons in the car park.

REASONS FOR APPROVAL

The proposal meets the sequential criteria set out in PPG6 and policy AC2 of the adopted Unitary Development Plan 2006, and the Tottenham

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	<p>International framework identifies this area as one where a thriving, mixed use community, including significant retail opportunities is appropriate. The proposal is also satisfactory in transport terms.</p> <p>Section 106 No</p>	
PASC138.	<p>TREE PRESERVATION ORDERS</p> <p>The Committee was informed that no objections had been received in respect of either of the two trees recommended for TPOs.</p> <p>RESOLVED</p> <p>That the following Tree Preservation Orders be confirmed:</p> <ol style="list-style-type: none"> 1. 56 Harcourt Road N22 2. 14 Beaconsfield Road N15 	
PASC139.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no items of urgent business submitted.</p>	
PASC140.	<p>SITE VISITS</p> <p>None requested.</p>	
PASC141.	<p>DATE OF NEXT MEETING</p> <p>Monday 15 January 2007 ~ (Special meeting) Monday 22 January 2007 ~ (Scheduled meeting) Monday 26 February 2007 ~ (Scheduled meeting) Monday 26 March 2007 ~ (Scheduled meeting)</p> <p style="text-align: center;">The meeting ended at 08:10pm</p>	

COUNCILLOR SHEILA PEACOCK

Chair