

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE  
MONDAY, 26 FEBRUARY 2007**

**Agenda Item 5**

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

Also Present: Councillors Diakides, Lister, Vanier, Winskill and Whyte

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PASC159.</b>	<b>APOLOGIES</b>  Apologies for absence were received from Cllr Weber for whom Cllr Whyte was substituting and for lateness from Cllr Bevan.	
<b>PASC160.</b>	<b>URGENT BUSINESS</b>  None received.	
<b>PASC161.</b>	<b>DECLARATIONS OF INTEREST</b>  There were no declarations of interest received.	
<b>PASC162.</b>	<b>DEPUTATIONS/PETITIONS</b>  None received.	
<b>PASC163.</b>	<b>MINUTES</b>  <b>RESOLVED</b>  That the minutes of the Planning Applications Sub Committee held on 22 January 2007 be approved and signed as a correct record.	
<b>PASC164.</b>	<b>APPEAL DECISIONS</b>  The Committee was advised that there were no particular comments to note. The Committee offered their congratulations to officers on their good performance with respect to appeal decisions.  Members enquired when they could expect to have sight of the new policy on crossovers. It was noted that appeals had been upheld for crossovers on Hornsey Park Road and Durnsford Road which were both considered to be busy roads leading to schools. Members requested sight of the inspectors report and decision notice. Officers confirmed that a report would shortly be presented to the Executive and that it was the Authority's policy not to support crossovers due to the destruction of the street scene.  <b>RESOLVED</b>	

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	<p>1. That the decision notices on the two appeals upheld be circulated to the Cllr Dodds.</p> <p>2. That the report be noted.</p>	
<b>PASC165.</b>	<p><b>DELEGATED DECISIONS</b></p> <p>Members were asked to note the decisions taken under delegated powers between 18 December 2006 and 28 January 2007.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	
<b>PASC166.</b>	<p><b>PERFORMANCE STATISTICS</b></p> <p>The Committee was asked to note that the December figures for major and minor applications was well above the Haringey performance target. On page 73 of the report the yearly performance for appeals determined against Haringey's decision to refuse planning permission was also above target. Page 78 of the report detailed the yearly performance on appeal statistics. Officers thanked the Committee for their earlier comments regarding appeals decisions.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	
<b>PASC167.</b>	<p><b>ADOPTION OF CONSERVATION AREA CHARACTER APPRAISALS</b></p> <p>Officers presented their report which was a follow up to the report considered by the Committee at the end of September 2006.</p> <p>The Committee was asked to note that the report before them was on the recent public consultation exercise in respect of Character Appraisals for Nine Conservation Areas and to seek approval for their adoption. Consultations were carried out between 2 October 2006 and 1 December 2006, with residents associations, libraries, local amenity groups and publicised in local and national press. A training day was arranged for local residents with specific interest in conservation and planning at Bruce Castle Museum in November 2006.</p> <p>Issues raised as part of the consultation were:</p> <ul style="list-style-type: none"> <li>• Controlling permitted development lines</li> <li>• Proposals for increasing Article 4 powers within the conservation area</li> <li>• Extending conservation area boundaries</li> </ul> <p>The Authority was not recommending that any of the nine areas be</p>	

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	<p>put forward for Article 4. The Committee also noted that a Tottenham Advisory Conservation Area Group had been set up and their first meeting took place on Thursday 22 February 2007.</p> <p>An objector spoke on behalf of the St Ann's Character Appraisal, advised that the St Ann's Advisory Committee had been established in January 2007 and requested the Committee to defer the adoption for St Ann's Character Appraisal for six months in order to provide a opportunity to comment on the report before it was adopted.</p> <p>Cllr Diakides entered the meeting 7:45pm</p> <p>The Committee questioned officers on when and how the boundaries would be considered and was advised that they had reached a conclusion that there was no justification to change the boundaries. Officers advised that the Conservation Area appraisals were seeking to improve the Council's planning practise by having up to date appraisals and part of a programme to adopt 28 appraisals.</p> <p><b>RESOLVED</b></p> <p>That Members agreed to the recommendation in the report.</p>	
<p><b>PASC168.</b></p>	<p><b>ARTICLE 4 (2) DIRECTION ~ PEABODY COTTAGES CONSERVATION AREA</b></p> <p>The Committee were informed that this report sets out the case for increasing Article 4 powers to cover the Peabody Cottages Estate in Tottenham. Article 4 direction was already in place for the neighbouring Tower Gardens Estate which limits development rights for the dwelling houses within its area.</p> <p>The Peabody Estate was in the process of selling off the houses on the open market. This was to impose restrictions on altering the street elevations of the dwelling houses covering windows, doors, decorative architectural features and the construction of porches.</p> <p>The Committee queried the process of approving the Article 4 direction before consultation had been carried out. Officers confirmed that the Article 4 direction sought to stop work being carried out to destroy properties. In six months the Article 4 direction would be confirmed by the Secretary of State and that it was better to seek the Article 4 first and then to consult as it was a statutory duty to do so.</p> <p>Cllr Bevan entered the meeting 7:50pm.</p> <p><b>RESOLVED</b></p> <p>That Members approved the recommendation in the report.</p>	

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<p><b>PASC169.</b></p>	<p><b>PLANNING APPLICATIONS</b></p> <p><b>RESOLVED</b></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><b>PASC170.</b></p>	<p><b>R/O 73 - 79 HORNSEY LANE N6</b></p> <p>Officers presented their report on this application and advised the Committee that this proposal site was located to the rear of 73-79 Hornsey Lane, which were blocks of flats fronting Hornsey Lane. The site is accessed through a laneway under No 75 Hornsey Lane known as Wren View Flats.</p> <p>The proposed height would be subordinate to existing dwellings and the positioning of the scheme would not have significant adverse impact on adjoining or adjacent properties. The design was considered to be acceptable and in keeping with the neighbourhood. The proposed building and landscaping was sited to ensure all existing trees would be retained.</p> <p>Members noted the concerns of the 16 objectors in the report and requested a site visit.</p> <p><b>RESOLVED</b></p> <p>That the decision on this application was deferred for a site visit.</p>	
<p><b>PASC171.</b></p>	<p><b>R/O 62 - 70 COOLHURST ROAD N8</b></p> <p>The Committee was informed that the site is currently under grass and located to the rear of 62-70 Coolhurst Road and lies fronting Wolseley Road. The site is within the Crouch End Conservation Area and is predominantly residential.</p> <p>A previous application to erect two x two storey bedroom dwelling houses was refused on 5 July 2006 on the ground of harm to the Conversation Area, prejudicial to road safety and inconsistency and existing pattern of development. The current proposal was for one house with vehicle access towards the eastern end of the site on Wolseley Road.</p> <p>The proposed building had been sited to ensure that the existing TPO tree would not be harmed.</p> <p>A local resident spoke on behalf of several residents and opposed this proposal as it was the fifth attempt to build on this site which was located near a road where 18,000 vehicles use each week. There had been six serious road accidents in the last ten years.</p>	

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The application ignored parked cars blocking the view by pedestrians who were predominantly pupils using the road as access to the school and that this would lead to more accidents.

Concern was also raised on the proposed excavation of the site which would have an impact on surrounding properties which had already suffered ground movement causing serious subsidence. Building on this land would have a visual impact on the Conversation Area.

The applicant addressed the Committee and advised that there was a significant difference between this scheme and the previous one which relied on shared access. The access is now sited at a distance so it was envisaged that there would be no safety issues. In respect of structural safety works would be carried out with structural piles so not to damage properties to the east/west of the site. It was believed that the design would be a respectful and high quality addition to the neighbourhood.

The Committee discussed the proposal and questioned the applicant on the excavations to be carried out. The Committee agreed to grant the application subject to conditions.

INFORMATION RELATING TO APPLICATION REF:  
HGY/2006/2308  
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED  
26/02/2007

Location: R/O 62-70 Coolhurst Road, N8

Proposal: Erection of 1 x 2 storey three bedroom dwellinghouse with associated refuse storage and parking.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's A/001 rev C, A/101 rev C, A/102 rev C, A/103 rev C, A200 rev C, A/201 rev C, A/300 rev C

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

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	<p>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> <p>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.</p> <p>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.</p> <p>5. 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.</p> <p>6. 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.</p> <p>7. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the</p>	
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Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

8. Before the commencement of any works on site, a fence or wall, any wall on the frontage of the site with Wolseley Road to be a low wall (to allow a view of the house), materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for the land frontage to Wolseley Road.

Reason: In order to ensure a satisfactory means of enclosure for the proposed development.

9. 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.

10. The applicant must consult with the Environment Agency with regards to the removal of the Japanese knotweed on the site. Details of the works in connection with the removal of the Japanese Knotweed shall be submitted to the Local Planning Authority for approval. The applicant should contact: 'The Environment Agency', Bromholme Lane, Brampton, Huntingdon, PE28 4NE (Tel. 08708 502858).

Reason: In order to ensure that the Japanese Knotweed on the site is removed in a satisfactory manner.

11. A method statement specifying tree protection measures produced by an Arboriculturist, with reference made to BS5837:2005 Trees in Relation to Construction. Also to include a specification for protective fencing with a site plan indicating where it will be installed.

Reason: In order to safe guard the trees in the interest of visual amenity of the area.

**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 necessary works to construct the crossover will be carried out by the Assistant Director Street Scene at the applicants expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to

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	<p>obtain a cost estimate and to arrange for the works to be carried out.</p> <p><b>REASONS FOR APPROVAL</b></p> <p>The proposed density of the scheme, which is 484 hrh is within the Council's density range between 200hrh to 700hrh as set out in policy HSG9 'Density Standards'. The scale, design and position of the proposed buildings on the site means that, the scheme would not undermine the Conservation Area, nor would the surrounding occupiers suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight in line with Policies CSV1 'Development in Conservation Areas' UD3 'General Principles', UD4 'Quality Design', SPG3c 'Backlands Development' and SPG3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'.</p> <p>The scheme would provide off- street parking and protect the TPO tree on the site, which would conform to Policies M10 'Parking for Development' and OS 17 'Tree Protection, Tree Masses and Spines'. The new vehicle access to the East of the site on Wolseley Road is considered to be a significant improvement to public safety.</p> <p>Section 106: No</p> <p>Cllr Lister entered the meeting 9:02pm</p>	
<p><b>PASC172.</b></p>	<p><b>GARAGES AT HAROLD ROAD &amp; NEWTON ROAD N15</b></p> <p>Members having read the report prior to attendance at the Committee felt it was prudent to request a site visit.</p> <p><b>RESOLVED</b></p> <p>That the decision on this application was deferred for a site visit.</p> <p>Cllr Winskill entered the proceedings at this point 9:15pm.</p>	
<p><b>PASC173.</b></p>	<p><b>318 - 418 SEVEN SISTERS ROAD N15</b></p> <p>Officers advised the Committee that they had received concerns from Tiverton School who had not been consulted on the application. However, they had subsequently been consulted and their concerns were tabled.</p> <p>Members moved a motion to defer the application for a site visit.</p> <p><b>RESOLVED</b></p> <p>That the decision on this application was delayed for a site visit.</p> <p>Cllr Patel left the meeting 9:28pm.</p>	

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<p><b>PASC174.</b></p>	<p><b>TOTTENHAM HALE RETAIL PARK. BROAD LANE N15</b></p> <p>The Committee was advised that Tottenham Hale Retail Park is located at the junction of Ferry Lane and Broad Lane, close to the major transport interchange at Tottenham Hale. The site is within the Tottenham International Strategic Regeneration Area.</p> <p>The proposal was not considered to adversely affect trade in the surrounding centres and the new floor space was required to make the existing retail park more attractive and therefore more viable. The scheme proposed a reduction of 48 visitor car spaces in the Retail Park along with increased staff parking of 29 spaces located in the service area and an additional 44 cycle parking spaces.</p> <p>Members questioned officers on whether there would be an increase in traffic. Officers responded that they did not expect an increase in the traffic as the development was already there and it was proposed to have a one way system for traffic through the Retail Park. The Committee requested that additional trees be planted to camouflage the wall on the side of Currys store. Officers advised that condition 4 could be modified to include this request.</p> <p>The Committee agreed to grant the application subject to conditions and the modification of condition 4.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/2336 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 26/02/2007</p> <p>Location: Tottenham Hale Retail Park, Broad Lane, N15</p> <p>Proposal: Erection of Management Suite, four small retail (A1) units, 2 small units for retail (A1) or restaurant/cafe (A3) purposes, one unit for restaurant/cafe (A3) purposes (relocation of existing Burger King unit), enlarged garden centre, electricity substation, revised car parking, circulation and hard and soft landscaping layout.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Grant subject to conditions</p> <p>Drawing No's: 68811/PL300, 68811/PL301, 68811/PL302, 68811/PL303, 68811/PL304, 68811/PL305, 68811/PL306, 68811/PL307, 68811/PL308, 68811/PL309, 68811/PL310, 68811/PL311, 68811/PL312, 68811/PL313, 68811/PL314,</p>	

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68811/PL315, 68811/PL316, 68811/PL317, 68811/PL318,  
68811/PL319, 738\_03D, 738\_04, 738\_11

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. 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. And that a scheme for the planting of additional trees and/or shrubs along the northern boundary of unit 1 with Ferry Lane, taking into account any plans for the introduction of windows in this elevation, shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works, such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.  
Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to

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remain after building works are completed and to improve the visual amenity of the northern boundary of the site when viewed from Ferry Lane by using additional planting to help to relieve the existing blank flank wall of unit 1.

5. No detriment to the amenity of the neighbourhood shall be caused by noise or other disturbance than is reasonable as a result of the use of the premises hereby authorised.  
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
6. 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.
7. 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.  
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.

**INFORMATIVE**

Regarding proposed foundation layouts and loading calculations for the new buildings. The applicant is advised to contact London Underground Ltd, Engineering Directorate, 105 Victoria Street, London, SW1E 6AD. Tel: 020 7027 9549.

**REASONS FOR APPROVAL**

The proposal has been assessed against the relevant national and local policies and guidance and is considered to comply with Policies AC2: Tottenham International, TCR2: Out of Centre Development, UD3: General Principles, UD4: Quality Design, Ud2: Sustainable Construction and M10: Parking for Development of the Unitary Development Plan 2006.

Section 106: No

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<b>PASC175.</b>	<b>NEW ITEMS OF URGENT BUSINESS</b>  There were no new items of urgent business submitted.	
<b>PASC176.</b>	<b>SITE VISITS</b>  The site visits for the above deferred applications will take place on Friday 23 March 2007 from 9:30am.  <ol style="list-style-type: none"><li>1. R/O 73-79 Hornsey Lane N6</li><li>2. Garages at Harold Road &amp; Newton Road N15</li><li>3. 318-418 Seven Sisters Road N15</li></ol>	
<b>PASC177.</b>	<b>DATE OF NEXT MEETING</b>  Monday 26 March 2007 ~ Scheduled meeting. Tuesday 17 April 2007 ~ Scheduled meeting. Monday 14 May 2007 ~ Scheduled meeting.	

COUNCILLOR SHEILA PEACOCK

Chair