

MINUTES OF PLANNING APPLICATIONS SUB COMMITTEE 10 October 2005

Councillors:

*Davidson (Chair), *Bevan (Vice Chair), *Adamou, *Basu, Dodds, *Peacock, *Rice, *Santry, *Engert, *Hare, *Newton

*Members present

PASC47 APOLOGIES (if any)

Apologies were received from Cllr Dodds.

PASC48 URGENT BUSINESS (Agenda Item 1)

Members were advised that the application for 93 St Anns Road N15 6NU had been submitted under urgency provision as the application had to be determined in a shorter timeframe than the specified 13 weeks target for Planning Applications. Funding for the scheme would be lost if the application was not determined by 10 October 2005.

PASC49 DECLARATIONS OF INTEREST (Agenda Item 3)

None

PASC50 DEPUTATIONS/PETITIONS (Agenda Item 5)

Two deputations had been received from the N8 Residents Group and Mr Mario Petrou in respect of the application for Ferme Park Depot, Cranford Way N8 9DG (items 7 and 7a on this agenda). Three petitions had also been received in respect of the application for Ferme Park Depot; from Cllr Sulaiman on behalf of the residents of Harringay Ward; from Mr Mario Petrou on behalf of the residents of Harringay Ward and from the Haringey Traders' Association.

PASC51 MINUTES (Agenda Item 6)

Cllr Bevan asked for clarity on 3 issues with regard to Somerset Halls (minutes of PASC 30 August 2005); ie. that letting would be to tenants in employment only; that the provision of a children's play facility was agreed by the applicants and that the whole complex would be covered by one management agreement. It was confirmed that these Conditions had been applied to this application and the minutes of 30 August 2005 reflected this.

RESOLVED

That the minutes of the Planning Applications Sub Committees on 30 August 2005 and 12 September 2005 be confirmed.

PASC52 PERFORMANCE STATISTICS ON DEVELOPMENT CONTROL, BUILDING CONTROL AND PLANNING ENFORCEMENT (Agenda Item 7)

Noted and on target; the Chair commented that enforcement action had increased since the last meeting of the Planning Applications Sub Committee.

PASC53 APPEAL DECISIONS DETERMINED DURING AUGUST AND SEPTEMBER 2005 (Agenda Item 8)

Noted with particular reference to the successful cases at Coleridge Road and Grand Parade.

PASC54 DECISIONS UNDERTAKEN UNDER DELEGATED POWERS between 29 August and 25 September 2005 (Agenda Item 9)

Reports noted with a members' request to follow up a case in Muswell Hill ward.

PASC55 PLANNING APPLICATIONS (Agenda Item 10)

RESOLVED

That the decisions of the Sub Committee on the planning applications and related matters, as set out in the schedule attached to these minutes, be approved or refused, with the following points noted:

1. David Court, Lansdowne Road N17

This application had been the subject of 2 site visits and previously been before the PASC but members commented that the concerns which they had raised at the meeting on 30 August (and set out in the minutes of this meeting) had not been addressed. The applicants had not been present neither at the previous meeting nor this one. Members decided to refuse the application on the grounds of overdevelopment and lack of amenity. Cllr Hare commented that, in his opinion, the application presented an opportunity for a beneficial change in the amenity of the site and he did not consider it overbearing.

2. Osborne Grove Old People's Home, Osborne Road N4

Members were presented with the amended plan for this application with regard to the South East wing; which improved the area surrounding the protected Silver Maple tree and the Day Centre Boundary. The traffic officer confirmed that cycle parking provision was in accordance with Statutory Planning Guidance and members asked if the cycle and car parking areas could be permeable. The applicant advised that an ongoing problem with illegal parking and dumping of vehicles would be addressed by installing a barrier.

Members agreed the application with an extra condition asking that details of proposed materials be submitted and that the standard condition for recycling be included.

3. Oakdale Arms, 283 Hermitage Road N4 1NP

Deferred to a members' site visit

4. Tetherdown Primary School, Grand Avenue N10 3BP

A representative from the School Governing Body addressed the committee and stated that although they generally supported the application they had three concerns about removal of the existing building, hard landscaping and road safety of the pupils.

Officers advised members that a travel plan was included in Condition 7 and that Condition 6 covered phasing with regard to the removal of the existing building and hard landscaping. The issue of safe routes to school was also the subject of Transport for London funding and would apply to all schools. Members favoured the use of permeable surfaces where possible and noted that the use of sustainable energy would be the subject of the Architect's 'Green Submission'

Members agreed the application subject to existing conditions and an extra condition to remove the existing classroom buildings in the front playground within 3 months of occupation and an informative about traffic calming methods i.e. an extra pedestrian crossing and 20mph restriction.

5. Tetherdown Primary School, Conservation Area Consent

Agreed for the demolition of the existing classroom buildings in the front playground, and the existing school hall.

6. Tottenham Hale Retail Park, Broad Lane 15

Members had general concerns about the traffic problems in this area; in particular the ingress/egress from Broad Lane and the fact that the entrance is actually on a bus lane. The traffic officer confirmed that the applicant had worked with them to analyse the existing situation and was prepared to create an additional exit point onto Broad lane, incorporating other traffic calming measures where appropriate.

The Ward Councillor spoke and confirmed that he had met with the developers with regard to the traffic issues and they had confirmed that they would seek to work with Transport for London to address them. Councillor Lorna Reith asked for it to be recorded that she had also spoken with the developers and supported the proposals.

The applicant spoke in support of his design choice for the development and confirmed that he had worked extensively with officers on the choice of material. Members also noted that the green area would be maintained via a Section 106 agreement. He finally confirmed to members that adequate secure cycle and motor cycle spaces would be provided.

Members agreed the application, subject to amendment to conditions 9,10 and 11 (to include units A & B) and condition (12) with regard to further Mezzanine floors being subject to a further planning applications and an extra condition (13) that the building will not be occupied until the Section 278 agreement is satisfied; and an informative about the bus lane and associated traffic issues for entrance and exit to the site.

7. Ferme Park Depot, Cranford Way N8 9DG (2 reports)

This Assistant Director, Planning, Environmental Policy and Performance introduced this item and explained why two reports were before the committee. The first report had been a 'live application' until an appeal against non-determination had been very recently lodged (start-date 4 October), and the second was the subject of a non-determination for which an appeal was pending. The only difference between the schemes was that in the more recent scheme (subject of first report), aesthetic cladding to the hoppers and batching plant had been added.

The Assistant Director reported additional letters of objection from local residents received since the date of drafting the Officer's Report, 86 in all, of which 53 were identical letters from parents of pupils in St. Mary's School, Church Lane.

The Assistant Director also explained that, in the Officer's Report in the Section on Site Noise Emission on page 137, the Report had not included the Applicant's latest Noise Survey or Noise Level Predictions. Due to amendments to the scheme (including acoustic baffle wall and more enclosure of the plant and conveyors), the Applicant's noise Consultants are predicting that the noise level of the Plant will be 41 dB (Laeq 12 hour measures), not 52 dB, which was the figure for the earlier, non-amended, scheme. The applicants agents second set of Noise survey figures from the rear of Chettle Court were 42dB.

However the Noise Consultants commissioned by the Council did not agree with either the methodology used by the applicants consultants, nor their claimed screening attenuation. This had been subject to a World Health Organisation standard and not the BS4142 standard recommended by independent Noise consultants commissioned by the Council. The officer's report set out concerns with regard to the applicant's methodology in measuring noise disturbance.

Members noted the petitions and depositions as set out under item 5 of this agenda in respect of this item. The application had also been the subject of 2 DC Forums; the minutes of which were attached as an appendix to the reports.

There were further concerns about lorry movements which had been raised in the objections. The findings of independent dust consultants showed no strong evidence that this would raise levels of air pollution (p140/141 of the report) but members were asked to be mindful that the number of lorry movements and deliveries, which they may consider satisfactory tonight, may be the subject of a future application to increase the level. There were further concerns from objectors about potential traffic re-routeing through the nearby residential areas. Members were asked to note that, on delivery, the cement would be pumped into an enclosed location.

Page 144 of the report also set out concerns about local employment issues in that proprietors on the industrial estate may have difficulties letting out their units and existing tenants may decide to relocate.

With regard to the safety of bats nesting (a protected species) no evidence had been found to support that they were in danger; although existing floodlights from the Railway siding may discourage them from nesting.

As this application was subject to an appeal, members resolved that it would have been refused for 3 reasons: Proposal is contrary to UDP

policies in respect of amenity - DES 1.9, Pollution - RIM 3.2 and Employment – EMP 3.1 and 3.5. For the current 'live' application members resolved to refuse it for the same reasons as set out above.

8. 93 St Anns Road N15 6NU

Members generally supported the application but Cllr Bevan asked for it to be recorded that he lacked confidence in current waste operations. The education officers present confirmed that they had consulted with the Environment Department and recycling was covered by a standard condition (5). A waste management representative would attend a future call over meeting to brief members.

The education officers confirmed that they had consulted with the 'Friends of Paignton Park' in November last year and February of this year and they had raised no objections to this development.

Members requested a sympathetic fencing design and Education Offices confirmed that they had liaised with the local Crime Prevention Officer with regard to boundary treatment. Members noted that the development included improvements to the entrance to the park and, although space was limited, they would endeavour to provide adequate cycle racks next to the edge of the parks. Offices confirmed these these issues were covered by informatives. Members also asked for an informative on the use of ecological roofing.

Members agreed the application subject to the wording of Condition 13 being replaced with "Loading and unloading activities associated with this development shall be done within the existing delivery area off Eastbourne Road, in accordance with the approved Plan No 661/P007". (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). Also, that the description of the development be amended to exclude the "provision of temporary play facilities housed in portakabin, during construction" as this will be dealt with as a separate application. Finally,

Members commented on the late submission of this item (under urgency provisions) and asked that future applications be submitted and despatched within the prescribed deadlines.

PASC56 LISTING OF ELIZABETH HOUSE, WINCHESTER PLACE N6

RESOLVED

That members note confirmation of the listing of Elizabeth House, Winchester Place N6. Members noted that this had been the subject of a withdrawal by an applicant at a previous PASC when the listing status of Elizabeth House had been challenged.

PASC57 SITE VISITS

Oakdale Arms, 283 Hermitage Road N4 1NP – details to be confirmed by the Clerk to the Committee.

PASC58 DATE OF NEXT MEETING

31 October 2005 – 7pm

The meeting closed at 9.55pm

Cllr T Davidson
Chair

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1181
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 10/10/2005

Location: Tetherdown Primary School, Grand Avenue N10 3BP

Proposal Conservation area consent for the construction of a new part 3/part 4 storey extension comprising 10 classrooms, hall and ancillary storage and staff room and refurbishment of existing school; new play area and landscaping.

Recommendation GTD

Decision GTD

Drawing No.s S 5116-D0045; 46; 47; 50; 99; 100; 101; 151; 152; 153; 154; 155; 156; 201; 202; 251; 252; 253

Conditions and/or Reasons

1. The development hereby authorised must be begun not later than the expiration of 5 years from the date of this permission, failing which the permission shall be of no effect.
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.

REASONS FOR APPROVAL

The demolition of these buildings, which are not of intrinsic merit, would enhance the character of the Conservation Area, and be in accord with Policy DES 2.4 of the Adopted Unitary Development Plan.

No

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1179
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 10/10/2005

Location: Tetherdown Primary School, Grand Avenue N10 3BP

Proposal Construction of a new part 3/part 4 storey extension comprising 10 classrooms, hall and ancillary storage and staff room and refurbishment of existing school; new play area and landscaping.

Recommendation GTD

Decision GTD

Drawing No.s S 5116-D0045; 46; 47; 50; 99; 100; 101; 151; 152; 153; 154; 155; 156; 201; 202; 251; 252; 253

Conditions and/or Reasons

1. The development hereby authorised must be begun not later than the expiration of 5 years from the date of this permission, failing which the permission shall be of no effect.
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.
2. 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.
3. 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 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.
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 5837:1980 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.

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. Details of access and routing of contractor's vehicles involved in the construction of this development, including details of phasing of development and provision of compounds for site operations, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.
Reason: In order not to detract from the amenity of nearby residents, and in order not to prejudice the free flow of vehicles on surrounding roads.
7. The School Travel Plan accompanying this application shall be implemented within two months of the occupation of any of the classrooms contained in the new build element of the development hereby approved.
Reason: In order to reduce the number of car trips made by staff or parents of pupils to and from the site, and to encourage the use of alternative modes of travel including pedestrian or cycling.
8. Details of fencing to all boundaries to the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.
Reason: In order to provide a satisfactory setting for the development.
9. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to English Heritage.
Reason: In order that interested bodies including English Heritage may have the opportunity to explore whether any features of archaeological interest exist on the site.
10. The use of the facilities within the new building hereby permitted, for functions or activities which are not ancillary to the use of the premises by Tetherdown Primary School, shall not take place on more than 8 occasions in any one calendar year, and on those occasions the use shall not extend beyond 22.30 hours; unless prior written approval of any additional use is sought and obtained from the Local Planning Authority.
Reason: In order not to detract from the amenity enjoyed by local residents, and in order not to attract excessive traffic to the site in the evenings and at weekends, given that there is no on-site parking provision and that such additional traffic would lead to pressure on on-street parking places.
11. The two existing single storey classroom units in the school playground facing Grand Avenue, shall be dismantled and removed from the site within 3 months of the completion of the extensions hereby permitted.
Reason: In order to prevent over-intensive use of the site as a whole, and in order to secure the proper implementation of the scheme including the provision of external playspaces.

REASONS FOR APPROVAL

The proposed extension will help in the provision of additional capacity at the Primary School which is currently over-subscribed. Whilst there are concerns about additional traffic being generated as a result of this development, and the inability of existing roads to cope with more on-street parking, it has to be recognised that the school has a low percentage of pupils being brought to school by car; the enlargement of the catchment area by a further 100 metres or so is unlikely to lead to a significant increase in this level and it is considered that the submission of a School Travel Plan setting out measures for controlling car usage will be a valuable tool. In terms of design, the new elements of the extension will be subordinate to the original school building; the materials are acceptable and, given that some existing unattractive buildings on the site will be removed, the scheme is considered to preserve the character of the Conservation Area.

Further to condition 7 above: The School Travel Plan should include proposals for "Safer Routes to Schools" and in conjunction with Council's Streetscene (Highways Division), for provision of a pedestrian crossing and a 20 m.p.h restriction zone in the vicinity of the school.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/0007
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 10/10/2005

Location: Ferme Park Depot, Cranford WayN8 9DG

Proposal The erection of a concrete batching plant with associated hoppers, conveyors and ancillary facilities.

Recommendation REF

Decision APPEAL PEND

Drawing No.s 2416/01

Conditions and/or Reasons

1. Whilst aggregates would be brought to the site by rail, deliveries of cement to the site, and distribution of concrete from the site, would generate at least 56 lorry movements during the working day which would access the site from and exit on to Tottenham Lane via Cranford Way. Although this additional traffic may not place excessive strain on the capacity of the road network as a whole in this part of Haringey, it would result in disturbance to residents in nearby roads, in particular Tottenham Lane and Church Lane, to a degree which would unacceptably detract from the amenity of those residents. The proposal would thus be contrary to policies EMP 3.1 "Amenity, design and transport considerations", RIM 3.2 "Pollution and nuisance from new development", and DES 1.9 "Privacy and amenity of neighbours" of the Council's adopted 1998 Unitary Development Plan, and to policy UD 2 "General principles" of the Council's 2004 draft Unitary Development Plan.
2. The additional traffic movements to and from the application site, and the nature of that traffic, would by reason of noise and dust generation be detrimental to the current operating and working conditions of properties in Cranford Way, which are predominantly of a storage/light industrial character, rather than general industrial. The proposed development would discourage businesses from locating in Cranford Way and may lead to some occupiers moving out of their existing premises. This would lead to a net reduction of jobs in the Defined Employment Area which would not be offset by the proposed creation of 12 jobs at the new plant. The scheme would therefore be contrary to policies EMP 3.1 "Amenity, design and transport considerations", RIM 3.2 "Pollution and nuisance from new development", and DES 1.9 "Privacy and amenity of neighbours" of the Council's adopted 1998 Unitary Development Plan, and Policies EMP 5 "Promoting employment uses" and UD 2 "General Principles" of the Revised Unitary Development Plan 2004.
3. The applicants have not adequately demonstrated that the proposal will not be harmful to the amenity of nearby residents by reason of noise nuisance. In particular, the Council is not satisfied that the rejection of BS 4142 is justified, and that the applicants have used the correct methodology for assessing the noise impacts of the scheme. As such, the proposal would be contrary to Policy RIM 3.2 "Pollution and Nuisance from New Development" of the Adopted Haringey Unitary Development Plan 1998, and Policy UD2 of the Revised Unitary Development Plan 2004.

INFORMATION RELATING TO APPLICATION REF: HGY/2004/1265
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 10/10/2005

Location: Ferme Park Depot Cranford Way N8 9DG

Proposal The erection of a concrete batching plant with associated hoppers, conveyors and ancillary facilities.

Recommendation REF

Decision APPEAL PEND

Drawing No.s 2416/01; FP/01

Conditions and/or Reasons

1. Whilst aggregates would be brought to the site by rail, deliveries of cement to the site, and distribution of concrete from the site, would generate at least 56 lorry movements during the working day which would access the site from and exit on to Tottenham Lane via Cranford Way. Although this additional traffic may not place excessive strain on the capacity of the road network as a whole in this part of Haringey, it would result in disturbance to residents in nearby roads, in particular Tottenham Lane and Church Lane, to a degree which would unacceptably detract from the amenity of those residents. The proposal would thus be contrary to policies EMP 3.1 "Amenity, design and transport considerations", RIM 3.2 "Pollution and nuisance from new development", and DES 1.9 "Privacy and amenity of neighbours" of the Council's adopted Unitary Development Plan, and to policy UD 2 "General principles" of the Council's 2004 draft Unitary Development Plan.
2. The additional traffic movements to and from the application site, and the nature of that traffic, would by reason of noise and dust generation be detrimental to the current operating and working conditions of properties in Cranford Way, which are of predominantly of a storage/light industrial character, rather than general industrial. The proposed development would discourage businesses from locating in Cranford Way and may lead to some occupiers moving out of their existing premises. This would lead to a net reduction of jobs in the Defined Employment Area which would not be offset by the proposed creation of 12 jobs at the new plant. The scheme would therefore be contrary to policies EMP 3.1 "Amenity, design and transport considerations", RIM 3.2 "Pollution and nuisance from new development", and DES 1.9 "Privacy and amenity of neighbours" of the Council's adopted Unitary Development Plan, and policies EMP 5 "Promoting employment uses" and UD 2 "general principles" of the Council's draft Unitary Development Plan.
3. The applicants have not adequately demonstrated that the proposal will not be harmful to the amenity of nearby residents by reason of noise nuisance. In particular, the Council is not satisfied that the rejection of BS 4142 is justified, and that the applicants have used the correct methodology for assessing the noise impacts of the scheme. As such, the proposal would be contrary to Policy RIM 3.2 "Pollution and Nuisance from New Development" of the Adopted Haringey Unitary Development Plan 1998, and Policy UD2 of the Revised Unitary Development Plan 2004.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1407
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 10/10/2005

Location: Osborne Grove Old Peoples Home, Osborne RoadN4

Proposal Erection of two storey 32 bed respite care home and single storey day centre, including landscaped gardens and visitor/staff parking.

Recommendation GTD

Decision GTD

Drawing No.s

Conditions and/or Reasons

1. The development hereby authorised must be begun not later than the expiration of 5 years from the date of this permission, failing which the permission shall be of no effect.
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.
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. 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.
4. That a detailed scheme for the provision of recycling, and refuse and waste storage 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.
5. The windows on the side elevation at first floor level facing the gardens of the properties at 22 - 26 Perth Road must be in obscure glazing.
Reason: In order to ensure that the proposal does not prejudice the privacy and amenity of adjacent residential properties.
6. A suitable revised parking scheme should be submitted to, approved in writing by, the Local Planning Authority before any development is commenced.
Reason: In order for the works to be supervised by the Council's Arboriculturalist to ensure satisfactory tree practice in the interest of the visual amenity of the area.

7. The development hereby permitted shall be carried out in accordance with amended plan No: 004/P7, 010/P9, 011/P9, 012/P4, 030/P6 and 031/P6.

Reason: In order to ensure the development is carried out in accordance with approved details.

8. Details of external materials to be used in the construction of the development including sample of brick, rendering and roof tiles, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. Such details shall incorporate the inclusion of brick or masonry banding or similar features as a means of adding variety and interest to the elevation.

Reason: In order that the Council may be satisfied with the external appearance of the development.

9. Details of the concrete block paving and pedestrian paths and the four parking spaces in front of the development (including 3 parking for disabled persons) shall be submitted to and approved by the Local Planning Authority: such block paving shall be of permeable construction.

Reason: To prevent excessive surface water run-off and allow rainwater to drain naturally into the site.

REASONS FOR APPROVAL

To conclude the proposal to erect a two storey 32 bed respite care home and single storey day centre in principle is acceptable because previously the site was used as a care home. The impact on the adjacent Stroud Green conservation area will be very minimal because in comparison with the previous pre-fabricated flat roof building it will certainly enhance and preserve the character and appearance of the conservation area. In terms of visual impact the proposal would not detract from the street frontage on Upper Tollington Road and it will blend in well with the existing residential properties. There will be no loss of privacy or overlooking that would be detrimental to the adjoining residential buildings at Perth Road, Victoria Terrace, the upper floor flats at Stroud Green Road and Upper Tollington Road. The proposal would not have any significant impact on the adjoining highway network as there is parking provision within the care home. With regards to the landscaping as part of the scheme the tree officer has some concerns with the proposed hard landscaping which in its current form will have a detrimental effect on the health of the silver maple tree and no details of tree protection have been provided with this application.

The proposal is therefore in compliance with policies DES 1.1 Good Design and How design will be assessed, DES 1.2 Assessment of Design Quality (1) Fitting New Buildings into the Surrounding Area, DES 1.3 Assessment of Design Quality (2) Enclosure, Height and Scale, DES 1.4 Assessment of Design Quality (3) Building Lines, Layout, Form, Rhythm and Massing, DES 1.5 Assessment of Design Quality (4) Detailing and Materials, DES 1.9 Privacy and Amenity of Neighbours, DES 2.2 Preservation and Enhancement of Conservation Areas, TSP 7.1 Parking for Development, HSG 2.17 Provision of Residential Care and Nursing Home (Class C2) of the Haringey Unitary development Plan. It is therefore appropriate to recommend that planning permission be granted.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/0863
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 10/10/2005

Location: David Court, Lansdowne RoadN17

Proposal Erection of 3 storey side extension and new third floor over whole block to create 6 new flats and associated parking.

Recommendation REF

Decision REF

Drawing No.s DC/2003/01 & 02.

Conditions and/or Reasons

The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality contrary to Policy DES 1.10 'Overdevelopment' of the Haringey Unitary Development Plan by reason of the overall size and bulk and excessive site coverage and massing.

The proposed development by reason of excessive height bulk and massing would be detrimental to the amenities in relation to adjoining properties, contrary to Policies DES 1.1 Good Design and How Design will be Assessed, DES 1.2 Assessment of Design Quality(1) Fitting New Buildings into the Surrounding Area, DES 1.3 Assessment of Design Quality (2) Enclosure, Height and scale and DES 1.4 Assessment of Design Quality(3) Building Lines, Layout, Form Rhythm and Massing of the Haringey Unitary Development Plan.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1503
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 10/10/2005

Location: 93 St. Anns RoadN15 6NU

Proposal Demolition of existing community centre and replacement with new purpose built 2 storey nursery and play centre.

Recommendation GTD

Decision GTD

Drawing No.s 661P001, 007, 008, 011, 012, 013, 014, 100, P/L01, 02

Conditions and/or Reasons

1. The development hereby authorised must be begun not later than the expiration of 5 years from the date of this permission, failing which the permission shall be of no effect.
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.
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. The extract fan shall be mounted with flexible connections and installed, together with any associated ducting, so as to prevent the transmission of noise and vibration into any neighbouring premises.
Reason: In order that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their property.
5. That a detailed scheme for the provision of refuse and recycling waste storage 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.
6. A full site investigation, history, details of previous and present usage, risk assessment and details of any remediation required should be submitted to and approved in writing by the Local Planning Authority before works may commence onsite.
Reason: In order to protect the health of future occupants of the site.
7. 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.
8. Other than those trees consented for removal, 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.
9. 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 5837:1980 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.

10. 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: 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. 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 amenity of the area.
11. 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.
12. 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.
13. Loading and unloading activities associated with this development shall be done within the existing delivery area of Eastbourne Road, in accordance with approved Plan No661/P007.
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.
14. That the nursery/play centre hereby approved shall not be used before the hours of 0700 or after 2200 hours Monday to Friday, before 0800 hours or after 1800 hours Saturdays and not at all on Sundays and Bank Holidays.
Reason: In order to protect the amenities of adjoining residential properties.

INFORMATIVE: The applicant is advised to contact the Crime Prevention Officer, Tottenham Police Station, 398 High Road, London N17 9JA (tel. 020 8345 0934) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

INFORMATIVE: All works shall be undertaken by a reputable tree surgery company and to BS 3998 'Recommendations For Tree Work'.

INFORMATIVE: The applicant is advised to contact the Borough Environmental Health Officer, 639 High Road, N17 8BD (tel. 020 8489 5230) regarding the provision of adequate sanitary facilities, mechanical extract ventilation, refuse storage facilities, fire requirements and compliance with the Food Safety (General Food Hygiene) Regulations 1995 that may be required in conjunction with this approval.

INFORMATIVE: That consideration be given to the provision of an environmental friendly roof.

INFORMATIVE: Consideration should be given to the provision of cycle racks adjacent to the entrance to the park.

REASONS FOR APPROVAL

The proposal has been assessed against and found to comply with policies CSF 3.1 "Under-Fives", CSF 3.3 "Provision of Day Nurseries", DES 1.1 "Good Design and How Design will be Assessed", DES 1.2 "Quality Design (1): Fitting New Buildings into the Surrounding Area", DES 1.3 "Quality Design (2): Enclosure, Height and Scale", DES 1.5 "Quality Design (4): Detailing and Materials", DES 1.9 "Privacy and Amenity Neighbours", TSP 7.1 "Parking for Development", RIM 3.8 "Waste Management", RIM 1.2 "Upgrading Areas in Greatest Need", UD1A "Sustainable Design and Construction" UD3 "Quality Design" and CW1 "New Community Facilities" of the Haringey Unitary Development Plan (1998) and the Haringey Unitary Development Plan - Second Deposit (2004).

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1447
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 10/10/2005

Location: Tottenham Hale Retail Park Broad LaneN15

Proposal Alterations and improvements to existing retail park including:

- i) demolition of existing retail unit at junction of Ferry Lane/Broad Lane and erection of 2 new retail units (total floorspace 2,474 square metres) plus mezzanine floor of 460 square metres (gross)
- ii) demolition of existing entrances to units 1, 7, 8, 9 and 10 and re modelling of entrances
- iii) alterations to car parks incorporating reduction in total spaces from 475 to 453 spaces, increasing disabled spaces from 19 to 25, new vehicle egress to Broad Lane, new pedestrian crossing to Broad Lane
- iv) associated landscaping works and improvements

Recommendation LEGAL

Decision LEGAL

Drawing No.s 6811/PL 001; 002; 003A; 005; 006; 007A; 008A; 011; 012; 013A, 014; 738-01A; 02A 03A; 41985/A/5

Conditions and/or Reasons

1. The development hereby authorised must be begun not later than the expiration of 5 years from the date of this permission, failing which the permission shall be of no effect.
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.
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. 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 amenity of the area.
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 5837:1980 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.
6. 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.
7. 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.

8. 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.
9. That in relation to proposed units A and B 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.
10. That a detailed scheme for the provision of refuse, waste storage and recycling 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.
11. That units A and B hereby approved shall be used for sale of non-food goods only within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).
Reason: in order to conform with national and local shopping policy.
12. That the new units identified as Units A & B on drawing no. 6811/PL003 rev A shall not exceed a maximum gross floor area (including the proposed mezzanine floor) of 2499 square metres.
Reason: to avoid overdevelopment of the site.
13. That units A and B as hereby approved shall not be occupied until the requirements of the Section 278 agreement attached to this permission have been completed to satisfaction of Local Planning Authority.
Reason: To ensure the associated highway works are completed satisfactorily.

REASONS FOR APPROVAL

"The scheme complies with the relevant national guidance, regional and local planning policies of the London Plan and the adopted and emerging Unitary Development Plans and Supplementary Planning Guidance. As such approval is recommended."

INFORMATIVES

That the applicant in conjunction with the Councils Transportation Group and Transport for London (TFL) given consideration to altering the Bus Lane in Broad Lane close to the entrance of the site to prevent the need to cross it to gain access to the car park for the Retail Park.

That the applicants give consideration in conjunction with the Councils Transportation Group and Transport for London (TFL) to altering the access point to the site from Broad Lane to move it further away from the Broad Lane/Ferry Lane Gyratory junction.

Section 106

