

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

Councillors: *Peacock (Chair), *Adamou, *Alexander, *Bevan, *Beacham, *Dodds (Deputy Chair), Hare, *Patel and *Weber

Also Present: Councillor Demirci

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC142.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Hare for whom Cllr Demirci was substituting.</p>	
PC143.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC144.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Peacock and Cllr Bevan declared a personal but not prejudicial interest in the report to be considered at item 18 on the agenda as they sat on the Member/Officer Steering Group to consider the draft Haringey Housing Supplementary Planning Document.</p> <p>Cllr Demirci declared a personal interest in item 17 on the agenda as the application was in his Ward.</p>	
PC145.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PC146.	<p>MINUTES</p> <p>PC125</p> <p>Members enquired whether the three further applications to be considered for the GLS site had been granted and authorised by the Chair of the Planning Committee. In response the Chair confirmed that these applications had not been authorised.</p> <p>PC129</p> <p>Members requested in paragraph four of the minute that the word “hoped” be replaced by the word “requested” and the paragraph read as follows:</p> <p>‘The Committee acknowledged the work of the enforcement service to date and requested that funding would be make available to continue this project beyond April 2008.’</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

	<p>PC131</p> <p>Members queried that it had been agreed that retrospective planning applications would be charged a planning advice fee. The Officer responded that in theory applications would be charged a fee, however in practice it would not apply as retrospective cases were normally for householder applications. The Planning Service did not normally receive retrospective applications for large scale developments.</p> <p>RESOLVED</p> <p>That the minutes of the Planning Committee held on 11 February 2008 be agreed and signed subject to the amendment to PC129.</p>	
<p>PC147.</p>	<p>APPEAL DECISIONS</p> <p>The Committee noted the outcome of 13 appeal decisions determined by the Department for Communities and Local Government during January 2008, of which 7 were allowed, 6 dismissed and 1 was an enforcement appeal. The Committee was particularly asked to note the following specific appeals:</p> <ul style="list-style-type: none"> • <u>61 Nightingale Road N22:</u> This proposal was allowed for 9 residential units. • <u>27-47 Cecile Park N8</u> The application was a back land scheme for 5 three storey houses and was dismissed. • There were also applications for crossovers 1 was allowed and 1 dismissed. <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC148.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions made under delegated powers by the Heads of Development Control (North and South) and the Chair of the Planning Committee determined between 14 January 2008 and 10 February 2008.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

<p>PC149.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement Work since the 11 February 2008 Planning Committee meeting.</p> <p>The Officer asked the Committee to note that all major applications were determined within 13 weeks and 82% of minor applications were determined within 8 weeks. This was slightly below the Council's target. 93% of householder applications were also determined within 8 weeks which was above the Council's target.</p> <p>In respect of enforcement appeals these were not counted in the performance statistics, 50% were allowed and 50% were dismissed. The yearly performance to the end of January 2008; 42% were allowed and 58% dismissed.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC150.</p>	<p>REFERENCE FROM PLANNING COMMITTEE (11/02/2008): THE NARROW BOAT PUBLIC HOUSE & 146-152 REEDHAM CLOSE N17</p> <p>The Officer advised the Committee that in considering this application they would need to consider the following issues:</p> <ul style="list-style-type: none"> • Affordable housing which was not included in the recommendations. • A proposal for a car club, however this would need to be included in the S106 Legal Agreement. <p>In terms of the conditions attached in the report the Officer informed the Committee that a further two would need to be added in relation to:</p> <ol style="list-style-type: none"> 1. The relocation of the recycling provision. 2. That 13 cycle racks be provided. <p>The Officer presented his report and informed the Committee that the residential use of the site was considered to be appropriate given the adjoining residential properties and proximity to public transport. The proposed residential units were considered satisfactory in relation to internal floor areas, storage space and residential amenity space. The building design and siting was considered to be commensurate with the established development on the site. The density of the proposed development would be approximately 625hrh and this was considered consistent with the UDP and London Plan.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

The proposal would not result in detrimental overlooking and amenity impacts on nearby residential properties. The scheme would provide 60% of the units being affordable housing. The current scheme would provide 190sqm of retail units to replace the existing shop. The proposed site was within an area with medium public transport accessibility and the applicant was proposing on-site car parking spaces and cycle racks.

The Committee questioned what was the public transport accessibility level for the area and was informed that it was 2 which was considered low, however within reasonable walking distance from Tottenham Hale Tube Station.

A local resident objected to the application on the basis that they had not been consulted on the location of the shop, the materials to be used in the development and the location of the recycling bins. It was noted that Ferry Lane Primary School was 7 metres from the proposed development and requested a condition that no demolition works would be carried out during school term time.

The applicant addressed the Committee and responded to the concerns raised by the objector. The applicant confirmed that a communal garden was to be provided along with a temporary shop during the construction of the development. The materials to be used were to be matched with existing surrounding brickwork. With respect to the demolition works these would only be carried out during working hours.

The Committee questioned the amount of amenity space to be provided in respect of the development. The Officer advised that 600sqm was to be provided overall. The 30 flats were approximate to 20sqm each and this in relation to the standards and SPG was 25sqm for individual units and 50sqm for communal areas. In terms of the communal areas there was sufficient provision however, the private individual units was just below the limit.

The Committee was further concerned to note that the Environmental Agency had wanted to see additional enhancements on the site. The Officer explained that an 8sqm buffer zone was to be provided contained in the flood risk assessment and agreed with Officers. A further detailed landscape plan was also to be provided.

Members queried the maximum density of the development which was 625hrh, however the UDP and London Plan guidelines provided for 250-450hrh. The Officer informed the Committee that consultation had taken place with the Transport Officer and based on the Public Transport Accessibility Level (PTAL rating), calculated the density which was on par with the UDP and London Plan. The Transport Officer further advised the

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

Committee that the density was not only related to the PTAL rating but also the location of the development in relation to public transport which was high in the area. It was also related to the size of the development which was not unlike other buildings surrounding the site.

The Committee agreed to add the following additional conditions and informative:

Conditions:

1. That the affordable housing would be added to the recommendations as part of the S106 Legal Agreement.
2. The Car Club would also be added as part of the S106 Legal Agreement.
3. That the recycling facilities on site would be relocated so as not to be lost.

Informative:

That a named contact for the construction site be added through the Considerate Contractors Scheme, to address any concerns and that the named contact liaise with the Head teacher at Ferry Lane Primary School in advance of any demolition works.

RESOLVED

That the application be granted subject to conditions, the additional extra conditions, informative as set out above and a S106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/2414
FOR PLANNING COMMITTEE DATED 03/03/2008

Location: The Narrow Boat & 146 - 152 Reedham Close N17

Proposal: Demolition of existing public house and erection of four storey residential development comprising of one retail unit, 2 x 1 bed flats, 18 x 2 bed flats, 8 x 3 bed flats and 2 x 4 bed flats.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 25256/A/0110 rev H, 256/A/0111 rev J, 256/A/0112 rev I, 256/A/0113 rev F, 256/A/0100 rev E, 256/A/0101 rev B, 272/DE/101 rev M, 272/DE/102 rev H, 272/DE/103 rev G, 272/DE/104 rev E, 272/DE/105 rev D & 272/DE/106 rev B.

Conditions:

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

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. Surface water drainage works and source control measures shall be carried out in accordance with details which have been submitted to and approved in writing by the local planning authority before development commences.

Reason: To prevent the increased risk of flooding.

5. Before development commences, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (except small, privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: To protect and enhance the natural features and character of the area.

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. Details of an enclosure for dustbins, the reprovision / relocation of the existing recycling bins in accordance with guidance issued by the Local Planning Authority shall be provided prior to the occupation of the building as flats. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to the occupation of the building.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

8. 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.

9. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1). The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2). (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

2). (b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

2). (c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3). All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2) consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

10. That not more than 30 separate units, whether flats or houses, shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

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

12. 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.

13. 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.

14. That details of a method statement dealing with the routing of delivery vehicles to the site, including a schedule of delivery times, the location of parking for heavy vehicles and parking for work men and location of storage of materials on the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

Reason: In order to prevent nuisance to adjoining properties and insure that the proposed development does not prejudice the safety and free flow of traffic and pedestrian on the public highway

15. That details of a scheme for the prevention of dust nuisance particularly during demolition of the existing building and details of method statement for the demolition together with the publication of a named contact from the contractors responsible for the demolition and construction phases of the development including making and maintaining direct contact during the building operations with the Head Teacher of the neighbouring school shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

Reason: In order to protect the amenity of adjoining properties.

INFORMATIVE: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

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: In regards to surface water drainage Thames Water

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

	<p>point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant:</p> <p>a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution,</p> <p>b) Check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils and</p> <p>c) Looks to ensure the separation of foul and surface water sewerage on all new developments.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed development for demolition of the existing public house and erection of 4 storey building comprising of 8 x three bedroom, 18 x two bedroom, 2 x 1 bedroom, 2 x 4 bedroom flats and 1 commercial unit with parking and amenity space complies with Policies G2 'Development and Urban Design', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG9 'Density Standards', HSG10 'Dwelling Mix', EMP5 'Promoting Employment Uses' and M10 'Parking for Development' of the Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG3a 'Density, Dwelling Mix, Floorpace Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy / Overlooking, Aspect / Outlook, Daylight / Sunlight', SPG3c 'Backland Development', SPG7a 'Parking Standards', SPG7b 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', SPG10d 'Planning Obligations and Open Space' and SPG10e 'Improvements to Public Transport Infrastructure and Services'.</p> <p>Section 106: Yes</p>	
<p>PC151.</p>	<p>REFERENCE FROM PLANNING COMMITTEE (11/02/2008): 673 LORDSHIP LANE N22</p> <p>The Committee was advised that this application site was currently vacant and the proposal was virtually identical to the</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

approved scheme in 2006 except for some alterations to the internal flat layout and changes to the provision of bicycle store and parking. The proposed density of the development would be 453hrh which was considered to be in line with the Council's UDP. The applicant was proposing 100% of the housing to be affordable where it was only necessary to contribute 50% of affordable housing.

A proposed scheme was submitted in 2007 which was not approved due to the two units located in the back yard and was refused because of the effect on the loss of privacy.

The Committee was further informed that the proposed accommodation was satisfactory in terms of space, standard and layout. The proposal was identical in terms of footprint, height and relationship to adjacent buildings to that of the previously approved scheme in 2006 and provided sufficient amenity space at the rear for future occupiers of the flats.

The revised scheme provided five car parking spaces at the rear and 14 cycle racks. The scheme provided bin storage and a recycling area to the rear of the proposed building.

The Officer further informed the Committee that there would also be two further amendments:

1. The recycling area would be moved slightly nearer to the site entrance to reduce carrying distance for waste collection.
2. The balconies on the flat elevation had been reduced in size and would now be Juliet balconies.

If the application were approved a revised plan would need to be submitted to take account of refuge and revised balconies.

The Committee enquired whether there was access for emergency vehicles and in response was advised that confirmation had been received from the Fire Brigade that they had no objections.

The Officer further went on to explain that the 100% affordable housing proposed 25% of the family units, 3 and 4 bed units would be social renting and the smaller units for shared ownership. Members were concerned that there was currently a trend that shared ownership properties were not being applied for. The Officer recommended that it would be useful to receive a report from Housing and Registered Social Landlords on the number of shared ownership properties not occupied.

RESOLVED

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

That the application be granted subject to conditions and a S106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/2575
FOR PLANNING COMMITTEE DATED 03/03/2008

Location: 673 Lordship Lane N22

Proposal: Erection of four storey block comprising 2 x four bed, 1 x three bed, 4 x two bed and 7 x one bed flats, with associated parking, cycle storage, refuse bay and recycling area to the rear.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 001, 003, 004A, 005A, 010B, 101C, 102C, 103C, 110C, 111B, 120B & 121B.

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 with the amended plans received on 3 March 2008.

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. 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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

through suitable levels on the site.

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 structures and areas shown to house recycling facilities and refuse and waste storage on drawing 010B within the site shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

7. The 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 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. 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. All parts of the proposed four storey block 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.

10. Notwithstanding the elevational treatment of the proposed development shown on Drawing No's 0660/110 Rev C and 111 Rev B, further elevational drawings showing brickwork detailing to the front and rear elevations, in the form of soldier courses above windows, string course, or brick quoins, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.

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

INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573)

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

	<p>to arrange for the allocation of a suitable address.</p> <p>REASONS FOR APPROVAL</p> <p>It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with strong public transport links. It is also considered that in view of the sites location, a redevelopment that incorporates residential use is wholly appropriate. The proposed residential units will provide a contribution to housing provision within the Borough offering a mix of housing sizes and types.</p> <p>It is considered that the proposed development is in accordance with Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan and The Councils SPG 1a 'Design Guidance' within the UDP and introduces a carefully conceived and designed scheme that provides a sympathetic development, in keeping with the surrounding area.</p> <p>The position of the proposed buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight.</p> <p>A Section 106 Agreement has to be sought as part of the planning permission that includes affordable housing, education and environmental as a planning obligation to be provided by the developer.</p> <p>Section 106: Yes</p>	
<p>PC152.</p>	<p>REFERENCE FROM PLANNING COMMITTEE (11/02/2008): 48 OAKFIELD ROAD N4</p> <p>The Committee was informed that the application site was a two storey semi-detached house on the east side of Oakfield Road and that the site lay within Stroud Green Conservation Area. The proposal was for the continuation of use as a hostel for the homeless. The site was considered to be in good order, repair and a hostel with no problems.</p> <p>Members enquired whether a 5 year extension to the condition of use was excessive. The Officer advised the Committee that the extension could be granted for a 3 year period.</p> <p>The Committee noted that the premises could not be sold without prior permission.</p> <p>RESOLVED</p> <p>That the application be granted subject to conditions and a S106 Legal Agreement.</p> <p>INFORMATION RELATING TO APPLICATION REF:</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

HGY/2007/2434
FOR PLANNING COMMITTEE DATED 03/03/2008

Location: 48 Oakfield Road N4

Proposal: Continuation of use as hostel for the homeless.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: No drawings.

Conditions:

1. That this permission shall be for a limited period expiring on 11 February 2013 when the use hereby approved shall be discontinued and determined and the land reinstated to the satisfaction of the Local Planning Authority.

Reason: In order to enable the Local Planning Authority to review and assess the use following experience after a period of operation.

2. The permission hereby granted shall not enure for the benefit of the land but shall be personal to Marios and Maria Christoforou only, and upon that person ceasing to use the land the use shall be discontinued.

Reason: Permission has only been granted with respect to the special personal circumstances of the applicant and would not otherwise be granted.

3. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the premises shall be used as a hostel for homeless persons only and shall not be used for any other purpose including any purpose within Class C2 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.

4. No more than 18 persons, including any resident staff, if any, and babies under 12 months, shall occupy the premises at any one time.

Reason: In order to limit the total number of occupants in the interests of the amenity of current and future occupants in the premises and locality.

5. The amenity space associated with the premises shall be permanently retained for use by the occupants and shall not be subdivided in any manner which prejudices the use of that space by those occupants.

Reason: In order to ensure that adequate amenity space is retained in association with the property.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

	<p>6. A separate room shall be made available for use by a person responsible for the management and supervision of the hostel and such supervision shall be maintained on a 24 hour per day basis. Reason: In order to secure the proper management of the property.</p> <p>7. That the front and rear gardens be tended on a regular and kept in a tidy condition. Reason: In order to safeguard the amenities of the area.</p> <p>8. Within 21 days of the date of this permission, the person responsible for the property shall provide the Council's Environmental Health Service and all the adjoining properties with a 24 hour a day contact telephone number that will enable Council officers and adjoining occupiers to contact the person responsible for the premises in the event that noise or disturbance arising from the premises is adversely affecting adjoining occupiers.. Reason: In order to ensure that adjoining occupiers have a point of contact to deal with any problems arising from the use of the premises as a hostel for the homeless and to protect their amenities.</p> <p>REASONS FOR APPROVAL</p> <p>Subject to conditions and a Section 106 Agreement the use complies with Policies HSG5 'Hostel Accommodation' and UD3 'General Principles' of the Haringey Unitary Development Plan.</p> <p>Section 106: Yes</p>	
<p>PC153.</p>	<p>REFERENCE FROM PLANNING COMMITTEE (11/02/2008): 2 OSSIAN ROAD N4</p> <p>The Committee was informed that the proposed scheme had been revised since the previous appeal. The Inspector had decided to dismiss the appeal based on the effect of the terrace on the adjoining properties. The Architects had improved the design and included brick work which appeared as a single storey above ground.</p> <p>The proposed loss of the existing lock up garages was acceptable due to the close location of Finsbury Park Rail and Underground Station. The proposal had been revised since the appeal decision and the application detailed the erection of a two storey dwelling house with a lower and upper ground level. The room sizes and overall property size met the required floor areas, the site provided adequate amenity space and would not adversely impact on the garden amenities of neighbouring properties.</p> <p>The proposed development would not have a detrimental impact on the appearance and character of the Conservation Area.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

Members noted that the Conservation Officer had not expressed complimentary comments in respect of the scheme. The Officer responded that the Conservation Officer's comments had been accepted as the proposed development was modern in design. However, these comments had been weighted against the Inspector's decision notice and the design had been improved to more reflect the style of the surrounding area.

An objector addressed the Committee and advised that the boundary lines were incorrect and had not been rectified. The proposed development was in a Conservation Area and existing neighbours enjoyed the amenity space. The Objector further commented on the enormous parking problems in Ossian Road and that 25 Ferme Park Road had been over developed in 2000.

The applicant informed the Committee that the scheme had evolved over the last few years. There had been no increase in the height of the proposed scheme and therefore it was not considered to be over developed. The proposed scheme took account of neighbours concerns with regard to the brick, and the yellow brick included was considered to be more harmonious to the surrounding buildings.

The Committee queried the amount of amenity space to be provided, and whether a daylight study and land contamination report was required. The Officer replied that contamination was unlikely from a private garage. In respect of a day light study this was not required as the proposed scheme did not have an impact on adjoining properties.

RESOLVED

That the application be granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0916
FOR PLANNING COMMITTEE DATED 03/03/2008

Location: 2 Ossian Road N4

Proposal: Demolition of existing garage and erection of 2 bedroom dwellinghouse.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 1277 PL/01 & 02.

Conditions:

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

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 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.

4. No development shall take place until site investigation detailing previous and existing land uses, potential 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 to protect the health of future occupants of the site.

5. 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.

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

REASONS FOR APPROVAL

The proposed infill development does fit into the local scale, character and pattern of established residential area and remains in conflict with Policies UD3 'General Principles' and UD4 'Quality Design' (Fitting in new buildings into surrounding area) of Haringey Unitary Development Plan.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

	Section 106: No	
PC154.	<p>REFERENCE FROM PLANNING COMMITTEE (11/02/2008): 2 OSSIAN ROAD N4 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of existing garage and erection of 2 bedroom dwelling house.</p> <p>RESOLVED</p> <p>That Conservation Area Consent be granted as planning permission for the application outlined in PC153 above was granted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/0917 FOR PLANNING COMMITTEE DATED 03/03/2008</p> <p>Location: 2 Ossian Road N4</p> <p>Proposal: Conservation Area Consent for demolition of existing garage and erection of 2 bedroom dwellinghouse.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Grant subject to conditions</p> <p>Drawing No's: 1277 PI/01 & 02.</p> <p>Condition:</p> <p>1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides. Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed infill development does fit into the local scale, character and pattern of established residential area and remains in conflict with Policies UD3 'General Principles' and UD4 'Quality Design' (Fitting in new buildings into surrounding area) of the Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

<p>PC155.</p>	<p>596 - 606 HIGH ROAD N17</p> <p>The Officer presented his report and informed the Committee that the application site fell within Bruce Grove Conservation Area and was within an area of archaeological importance.</p> <p>The development proposed an overall density of 410-430hrh taking into consideration the mixed use nature of the scheme. The buildings were located at various positions throughout the site which were regarded as relating poorly to the surrounding pattern of development. It was also considered that the proposed development failed to complement the character of the surrounding conservation area and was of a scale that was not sensitive to the area.</p> <p>The Council's Principle Transportation Officer objected to the proposed access to the site for anything other than emergency vehicle, refuse collection access as service access was not acceptable. The scheme further failed to provide adequate amenity space within the development. Waste management had identified that part of the development exceeded the maximum distance from the storage areas proposed. It was considered that a car free development was regarded as appropriate.</p> <p>Further to Members comments as to the application not being acceptable whether there were to be amendments, Cllr Bevan requested that a further reason for refusal be included that according to the UDP the application site was not in a CPZ therefore the proposed development would not be car free.</p> <p>The officer responded that it was not appropriate to accept this as a further reason for refusal. One of the reasons for refusal was that cars would not be able to access the site and centred around vehicle servicing and delivery. The Transport Officer confirmed that the Committee could not use the lack of car parking provision as a reason for refusal as the site was sustainable and transport available.</p> <p>Cllr Bevan advised that he was not in agreement with the Transport Officer's advice and moved a motion to add a condition that a further reason for refusal be included to the according to the UDP the application site was not in a CPZ therefore the proposed development would not be care free. On a vote there being 1 for and 7 against the motion was lost.</p> <p>RESOLVED</p> <p>That the application be refused planning permission for the reasons stated in the report.</p> <p>INFORMATION RELATING TO APPLICATION REF:</p>	
----------------------	--	--

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

HGY/2007/2583
FOR PLANNING COMMITTEE DATED 03/03/2008

Location: 596 - 606 High Road N17

Proposal: Demolition of existing buildings and erection of part 3 / part 4 storey buildings to provide 186 sqm of A1 / A2 / A3 floorspace and 48 residential units together with formation of new vehicle access to Tottenham High Road.

Recommendation: Refuse Permission

Decision: Refuse Permission

Drawing No's: 0557(PL)001, 002, 009A, 010A, 011A, 012A, 110A, 111A, 112A, 113A, 114A, 115A, 116A, 200A, 300A, 301A, 302A, 303A, 304A, 305A, 306A, 400, 401 & 402.

Reasons:

1. The proposed development lies in an area of sensitive and special character worthy of retention within the Scotland Green Conservation Area. The proposal, if approved, would seriously detract from the important character to the detriment of the vicinity contrary to Policy CSV1 'Development in Conservation Areas' of the Unitary Development Plan 2006.
2. The proposal fails to relate to the character and appearance of the surrounding area in terms of urban grain and layout, the historic heritage context, designing out crime and makes inadequate provision for amenity space for the benefit of future occupiers of the development contrary to Policy UD4 'Quality Design' of the Haringey Unitary Development Plan 2006.
3. The proposal will result in the permanent loss of No. 598 High Road, a locally listed building demolished without consent, resulting in an adverse impact on the character and appearance of the Bruce Grove Conservation Area contrary to Policy CSV7 'Demolition in Conservation Areas' of the Unitary Development Plan 2006.
4. That the vehicle servicing and delivery arrangements are unsatisfactory and will prejudice the free flow of pedestrians and vehicles in Tottenham High Road contrary to Policy M10 'Parking for Development' of the Unitary Development Plan 2006.
5. In the absence of a formal undertaking to secure a Section 106 Agreement to secure appropriate contributions towards education provision and environmental and highway improvements arising from this development and an agreement to secure the provision of affordable housing on site, the proposal is considered contrary to Policies UD10 'Planning Obligations' and HSG4 'Affordable Housing' of the adopted

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

	<p>Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG12 'Educational Needs Generated by New Housing Development'.</p> <p>Section 106: No</p>	
<p>PC156.</p>	<p>596 - 606 HIGH ROAD N17 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of existing buildings and erection of part 3 / part 4 storey buildings to provide 186 sqm of A1 / A2 / A3 floor space and 48 residential units together with formation of new vehicle access to High Road.</p> <p>RESOLVED</p> <p>The Committee agreed to refuse Conservation Area Consent as planning permission for the application outlined in PC155 above was refused.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/2584 FOR PLANNING COMMITTEE DATED 03/03/2008</p> <p>Location: 596 - 606 High Road N17</p> <p>Proposal: Conservation Area Consent for demolition of existing buildings and erection of part 3 / part 4 storey buildings to provide 186 sqm of A1 / A2 / A3 floor space and 48 residential units together with formation of new vehicle access to Tottenham High Road.</p> <p>Recommendation: Refuse Consent</p> <p>Decision: Refuse Consent</p> <p>Drawing No's: 0557(PL)001, 002, 009A, 010A, 011A, 012A, 110A, 111A, 112A, 113A, 114A, 115A, 116A, 200A, 300A, 301A, 302A, 303A, 304A, 305A, 306A, 400, 401 & 402.</p> <p>Reason:</p> <p>1. The proposed demolition of the buildings would be premature in that the Local Planning Authority has not received an application and / or granted planning permission for a suitable replacement development. Premature demolition would not be in the interests of preserving the character and appearance of the Scotland Green Conservation Area contrary to Policy CSV7 'Demolition in Conservation Areas' of the Unitary Development Plan 2006.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

	Section 106: No	
PC157.	<p>SHAFTESBURY HALL, HERBERT ROAD N11</p> <p>The Committee was informed that the application building was currently being used as a training centre for the Samaritans and the surrounding area was predominantly residential. The proposed building would replace the existing which was in a poor state of repair, of little architectural merit and not statutorily or locally listed.</p> <p>The proposed scheme at Shaftsbury Hall would not cause any significant harm in terms of amenity, as a training and centre for confidential support would not detract from the amenity currently enjoyed by local residents. There would be no additional parking as the local area had access to numerous bus routes and Bounds Green Underground station.</p> <p>The scheme had a total density of 464hrh which included the ground floor office, training room and call centre space. Refuge storage had been allocated at the side of the building and that the redevelopment of this site would not impact upon the ecological corridor.</p> <p>The Officer further advised the Committee that the applicant had supplied a revised drawing to show modified front and side elevations. The Samaritans had also submitted a petition with 27 signatures attached in support of the application.</p> <p>The Committee questioned the density of the proposed scheme and commented that the London Plan guidelines were 200-250sqm. The officer replied that the density interpretation of the London Plan depended upon the area which was close to a railway station and local shops nearby. Also considered was the form of the development fitting in to the surrounding area which did conform. The Committee felt that the design of the scheme did not take account of the houses along Herbert Road. In response the officer acknowledged that the proposed development was uncompromisingly modern in design and a difficult scheme to fit into the street scene.</p> <p>An Objector informed the Committee that he had not seen the revised plans or petition. The streets around the proposed site were all residential. The proposed scheme would be over developed by 70% and had the appearance of a warehouse. The land was only suitable for a two small, 2 bed houses. The proposed building would be overpowering.</p> <p>The Committee questioned the objector regarding the height of the proposed building and were informed that the surrounding houses were all 100 years old. The block on the top of the</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

building was far too high. The Officer confirmed that the amended plan did not change the height or size, just the elevation of the proposed development.

The Applicant addressed the Committee and advised that the density of the flats was 50sqm above the recommended level. The design of the building was a question of taste and in context at the end of the street, near the railway line. The design had taken account of the comments and concerns of residents and Councillors to make it more of a landmark building. In respect of crime, it was considered to be a crime hotspot because of the current state of the building. The new scheme proposed to have CCTV and the area would be a CPZ area as of April 2008.

The Committee questioned the applicant regarding the signatories on the petition and whether they were local residents. The applicant replied that the petition was signed by Samaritans who lived in Haringey, however most did not live in Bounds Green.

The Committee further queried the design features as they did not blend with the Victorian look of the street, amenity space at the front of the building and the Committee sought clarification as to who would be occupying the flats. In response the applicant stated that with respect to the design, the features took into account both sides of the site and the proposed building would act as a landmark. In respect of the amenity space at the front of the building the applicant stated they were open to any recommendation from the Committee. The flats would be occupied and used by the Samaritans. Hornsey Housing Trust would be the freeholders and maintain the new building.

The Chair moved a motion to grant the application. On a vote there was 3 in favour and 5 against the motion was lost.

Cllr Dodds requested his dissent be recorded against the outcome of the vote on the motion. Cllr Dodds then left the meeting at 9:45pm.

The Committee refused the application on the grounds that the proposed scheme would cause over development of the site, the building design and its effects on the street scene with emphasis on character, access and traffic.

RESOLVED

That the application be refused planning permission on the grounds that the proposed scheme would cause over development of the site, the building design and its effects on the street scene with emphasis on character, access and traffic.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

	<p>Cllr Dodds asked that his dissent to the above resolution be recorded.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/2354 FOR PLANNING COMMITTEE DATED 03/03/2008</p> <p>Location: Shaftesbury Hall, Herbert Road N11</p> <p>Proposal: Demolition of existing buildings and redevelopment of site to provide new Samaritans operation centre at ground floor level and 3 x 1 bed flat at first floor level and 1 x 1 bed flat at second floor level.</p> <p>Recommendation: Refused</p> <p>Decision: Refused</p> <p>Drawing No's: 202/P/100-105, 106 & 107</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. The proposed development would result in overdevelopment of the site and would be out of keeping with the character of the adjoining houses and would detract from the visual amenities of the locality by reason of its height, bulk, amount of development, layout and design contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary development Plan. 2. The proposed development would result in an intensity of use which would be detrimental to the residential amenities of the properties in Herbert Road by reason of 24 hour access and vehicle manoeuvring contrary to Policy UD3 'General Principles' of the Haringey Unitary Development Plan. <p>Section 106: No</p>	
<p>PC158.</p>	<p>HOUSING SUPPLEMENTARY PLANNING DOCUMENT</p> <p>The Committee was asked to consider the Draft Haringey Housing Supplementary Planning Document (SDP) and to seek approval to proceed to public consultation on the SPD and the Sustainability Appraisal (SA) Report.</p> <p>The Officer presented her report and advised the Committee that the SPD would form part of the Council's Local Development Framework (LDF) and would provide guidance to supplement the housing policies of the adopted UDP.</p> <p>The SPD was intended for use in the determination of planning application for housing developments or for mixed use proposals involving housing. It provided detailed guidance on standards for</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 3 MARCH 2008**

	<p>new housing and conversions, on affordable housing provision and on housing density and design. It was recognised that the SPD would not replace the SPG policies.</p> <p>The Committee was informed that a Member/Officer steering group was established and the chair of the steering group recommended that the draft SPD be taken to the Planning Committee.</p> <p>The Committee enquired of the membership of the steering group and was informed that the membership was as follows: The Lead Member for Regeneration and Enterprise, Lead Member for Housing Services and four Members of the Planning Committee.</p> <p>RESOLVED</p> <p>That the Committee agreed the following recommendations as outlined in Section 2 of the report:</p> <ol style="list-style-type: none"> 1. That the Committee notes the work carried out to date on the proposed Haringey Housing SPD, and the accompanying Sustainability Appraisal Report. 2. That the Committee recommends consultation on both of the above documents in anticipation of adoption of a Housing SPD, following any amendments made as a result of the consultation. 	
<p>PC159.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC160.</p>	<p>DATE OF NEXT MEETING</p> <p>Tuesday 1 April 2008</p> <p style="text-align: center;">The meeting ended at 10:00pm.</p>	

COUNCILLOR SHEILA PEACOCK
Chair