

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
THURSDAY, 29 MAY 2008**

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

*Denotes Members present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC189.	<p>APOLOGIES</p> <p>There were no apologies for absence.</p>	
PC190.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC191.	<p>DECLARATIONS OF INTEREST</p> <p>None received.</p>	
PC192.	<p>DEPUTATIONS/PETITIONS</p> <p>There were not deputations or petitions.</p>	
PC193.	<p>GLS SUPPLIES DEPOT, FERRY LANE, LONDON N17</p> <p>The Planning Officer presented the report and informed the Committee that on 9 October 2007, the Planning Committee had approved and granted the outline planning permission for the GLS Site. The application site comprised a mixed use housing scheme of 11 blocks. The set of buildings sat east of Tottenham Hale Station near to Lee Valley Regional Park.</p> <p>This application detailed the design of Pavilion Blocks 1 and 2 to the south of the eastern part of the site. The pavilion blocks comprised 128 private for sale units, with a landscaped area between the two blocks. There would be 64 flats in each of the blocks, that were 8 storeys in height and not including the basement area.</p> <p>The application dealt with the detailed design of the blocks, in keeping with the original permission and the specific conditions which related to this part of the site. There were also some slight variations to the conditions. In respect of condition 11, there would now be a stepped planning shape, access would be from the front entrance, with corridors lifts and stairs. The basement area was to be used for car parking. The sustainability report detailed the measurements in relation to the blocks. There would be a combined heat and power plant together with energy saving materials detailed in the report. The height of the building was slightly increased and the shape changed from the original, from</p>	

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
THURSDAY, 29 MAY 2008**

a wedge to a stepped wedge. The design was considered to be positive to enhance the buildings.

The Committee was asked to note there were two extra conditions attached to the report:

1. That precise details of the design of the green roofs shall be submitted and approved by the planning authority prior to the completion of the proposed building.
2. After consultation with the transportation department, vehicle access and the management of traffic around the site was now attached as another condition.

The Committee queried the height of the blocks and the wind effects around the buildings. Concern was also raised regarding the size of the trees, and that it was important to have a deeper green roof, cycle parking and how the buildings would be ventilated.

The officer responded that it was a large application and there was nothing unusual in the way that it was considered by officers. Design and conservation was referred to in the report as well as other aspects and the application was very detailed with plenty of drawings. Wind effects around the buildings were dealt with at the outline stage and the scheme was approved on the basis of the current relationship of all the blocks. The size of the trees were an issue that the Committee could consider however; there was no need to have trees which would not grow over time. The roof was covered in great detail within the application proposed. Solar gain was also dealt with in the design statement. Cycle parking was not a matter for this part of the overall application. The level of cycle provision was set at the outline proposal stage and would be provided in the basement area which was not being considered within this application.

The Committee was asked to note that the variations from the approved development framework parameter plans were considered satisfactory and to be approved as amendments to the outline planning permission dated 9 October 2007.

The Chair moved a vote to approve the recommendations and the additional two conditions. On a vote there were 7 in favour and 2 against, the recommendations were carried.

RESOLVED

That the variations to the parameter plans be approved with the two extra conditions:

1. That precise details of the design of the green roofs shall be submitted and approved by the planning authority prior

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
THURSDAY, 29 MAY 2008**

	<p>to the completion of the proposed building.</p> <p>2. After consultation with the transportation department, vehicle access and the management of traffic around the site was now attached as another condition.</p>	
<p>PC194.</p>	<p>OPEN SPACE AND RECREATION STANDARDS SUPPLEMENTARY PLANNING DOCUMENT - ADOPTION</p> <p>The Committee was asked to note the work, including consultation, carried out on the proposed Haringey Open Space and Recreation Standards Supplementary Planning Document (SPD), and the accompanying Sustainability Report.</p> <p>The Committee was advised that following a public consultation that took place between the 29 November 2007 and 17 January 2008 (extended to 24 January 2008) on the Draft Haringey Open Space and Recreation Standards SPD, the document was subsequently amended to reflect the views expressed during the consultation. The report sought final Members' views prior to its adoption as an SPD which would form part of the Local Development Framework (LDF), subject to the agreement of the Cabinet on the 17 June 2008.</p> <p>Haringey's current open space fell below the Fields in Trust' standard of 2.43 hectares per 1000 population (the "six acre standard"). This standard required local authorities to develop their own standards. The standards within the SPD were a needs based assessment of the requirements for open space within Haringey. They were based on local information and a local population and reflect the borough.</p> <p>The Committee was informed that the draft SPD included standards for:</p> <ul style="list-style-type: none"> • Public park provision • Children's play provision • Playing pitches • Tennis courts • Natural and semi-natural greenspace • Allotments • Indoor and outdoor facilities • Swimming pools <p>The Council were committed to developing local open space standards to support the UDP and its Open Space Strategy. The SPD would provide a strong policy justification to:</p> <ol style="list-style-type: none"> 1. Protect existing open space and recreational facilities in the borough. 2. Secure increased provision and improve existing facilities 	

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
THURSDAY, 29 MAY 2008**

	<p>where there were existing deficiencies or where the quality or access to facilities was poor.</p> <p>3. Provide extra armoury in considering planning applications as our population increases.</p> <p>The Committee enquired of officers who was consulted during the consultation period and whether teenagers and the elderly were consulted on the draft SPD. In response the Committee was advised that a stakeholders meeting had been held in July 2007 to which park providers and key players had been invited to voice their opinions however, older people had not been specifically consulted.</p> <p>The Committee raised concern that all users should be consulted on a consultation document including the elderly and teenagers especially as a London wide initiative was being introduced in this borough to encourage young people to become involved in planning issues. Officers were requested to take on board the views of the Committee and consult the Youth Council.</p> <p>The Chair asked the Committee to note the work on the Draft SPD and to adopt the document, subject to Cabinet approval on the 17 June 2008.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That the detailed work, including consultation, carried out in respect of the proposed Haringey Open Space and Recreation Standards Supplementary Planning Document, and the accompanying Sustainability Report be noted. 2. That the proposed Haringey Open Space and Recreation Standards Supplementary Planning Document, and the accompanying Sustainability Report be adopted subject to Cabinet approval on the 17 June 2008. 3. That officers ensure that all users be consulted on such consultation documents, including both older people and youths, in light of the London wide initiative to be introduced in Haringey to encourage young people to be involved in planning issues. 	
<p>PC195.</p>	<p>PLANNING ENFORCEMENT PERFORMANCE REPORT</p> <p>The Committee was asked to note the findings of the review of planning enforcement and the measures being taken to improve the service. A report was commissioned by the Cabinet Member for Enforcement and Community Safety to benchmark performance with a number of neighbouring authorities to identify areas for improvement. The review findings were detailed at appendix 1 of the report. Appendix 2, outlined the action plan, being used to improve the service.</p>	

**MINUTES OF THE SPECIAL PLANNING COMMITTEE
THURSDAY, 29 MAY 2008**

	<p>The service was heavily reliant on funding streams. Temporary funding was used to support additional staff to tackle the historical high caseload, through vacancy savings achieved within the Enforcement service. There were originally 1200 open cases with three officers managing an average of 900 cases each. Over time the number of overall open cases had been reduced and by 15 May 2008 the number was 850 open cases, and by the end of July this figure would be further reduced to 400-450 cases. A process was now in place to review difficult cases and to involve all officers.</p> <p>An improvement group had also been set up and had met twice to monitor the action plan and provide updates to make available to the Committee. It was noted that in the last year a large amount of enforcement action had been undertaken and 126 enforcement notices had been issued.</p> <p>The Committee acknowledged there had previously been concerns regarding the enforcement service however, service provision had improved and the Committee expressed their appreciation for the hard work that officers had undertaken. The results detailed in the report suggested an improvement curve within the service which was welcomed.</p> <p>The Committee noted the findings of the Planning Enforcement review, the recommendations made and the service response contained in appendix 2. The progress made to date in improving service performance and the arrangements in place for the delivery and monitoring of these service improvements.</p> <p>RESOLVED</p> <p>That the recommendations as outlined in the report be agreed.</p> <ol style="list-style-type: none"> 1. That the findings of the Planning Enforcement review, the recommendations made and service response detailed at appendix 2 be noted. 2. That the progress made to date in improving service performance and the arrangements in place for the delivery and monitoring of these service improvements be noted. 	
<p>PC196.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday 9 June 2008 at 19:00hrs.</p>	

COUNCILLOR SHEILA PEACOCK
Chair