

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JUNE 2008**

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

*Denotes Members present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC197.	<p>APOLOGIES</p> <p>There were no apologies for absence.</p>	
PC198.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p> <p>NOTED</p>	
PC199.	<p>DECLARATIONS OF INTEREST</p> <p>SEE PC213/214 BELOW</p>	
PC200.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations received. The Committee were advised of</p>	
PC201.	<p>MINUTES</p> <p>The Chair asked if there were any comments from the Committee.</p> <p>Councillor Weber referred to PC186 – Wood Green Supplementary Planning Document and that the 2nd bullet point should also include businesses as well as users as both would be affected by the SPG.</p> <p>The Chair then MOVED and it was:</p> <p>RESOLVED</p> <p>That the minutes of the meeting of the Planning Committee held on 6 May 2008 be signed as an accurate record of the proceedings subject to the following amendment:</p> <p>PC186 – pages 19/20 – insertion of the word ‘businesses’ in 2nd bullet points on both pages to read ‘users at night time and businesses’</p>	
PC202.	<p>APPEAL DECISIONS</p>	

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	<p>The Committee noted the outcome of 12 appeal decisions determined by the Department for Communities and Local Government during March 2008, of which 6 (50%) were allowed and 6 (50%) were dismissed.</p> <p>The Committee was asked to note that there were 3 enforcement appeals which were allowed – 51 Lausanne Road, N8 0HJ, 107 & 107A Northview Road, N8 7LR, and 82 Denton Road, N8 9NT.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC203.</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 April 2008 and 18 May 2008.</p> <p>The Chair also reminded the Committee that all Members received notification in writing of any applications within their Wards in respect of proposed delegated decisions and at the point of notification were able to submit their views etc within 14 days.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC204.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement Work since the previous Planning Committee of 6 May 2008.</p> <p>The Committee were advised that 3 out of 3 major applications were determined within 13 weeks (100%), and 44 out of 53 cases (83%) of minor applications were determined within 8 weeks. In respect of other applications 125 out of 138 cases (91%) were determined within 8 weeks which was above the Haringey target.</p> <p>Councillor Hare asked whether it was possible to receive figures for major/minor applications on a 12 month rolling programme, in the same manner as the 12 month appeals figures were recorded.</p>	

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	<p>The Committee were advised that this information could be supplied at future meetings.</p> <p>There being no questions from the Committee it was :-</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC205.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Committee were advised of the details of 3 recommended tree preservation orders (TPOs) for land situated at Rookfield Close, outside 2 Rookfield Avenue, and land situated outside 37 Cranmore Way, London N10.</p> <p>The Committee sought clarification as to the visits of the Arboriculturalist and whether the visits conducted were on an individual basis. In response officers advised that in this particular instance the visits had been carried out at the request of the Residents Association, and was not part of not a wider remit.</p> <p>Following further discussions it was suggested by the Chair that when the Arboriculturalist carried out individual visits in future that they also survey the surrounding area to identify if there were other possible TPOs required.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> i. That Tree Preservation Orders be confirmed under Section 198 of the Town and Country Planning Act 1990 to the following trees located at: <ul style="list-style-type: none"> a. Land situated at Rookfield Close Open Space, London N10 (T1; Coast Redwood); b. Outside no 2 Rookfield Avenue, London N10 (T1;Yew); c. Outside 37 Cranmore Way, London N10 (T1;Yew); ii. That officers be requested to ensure that when investigating individual requests for tree preservation orders (TPOs) in future, the surrounding area be surveyed to ascertain whether there was a requirement for other TPOs being served. 	
<p>PC206.</p>	<p>PLANNING APPLICATIONS</p>	
<p>PC207.</p>	<p>16-52 HIGH ROAD N15</p>	

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In a brief introduction of the report the committee were advised that a petition had been submitted from 52 residents of Rostrevor Avenue objecting to the proposals, and also detailed submitted reasons of objection.

The Committee were advised that the proposal site consisted of 2 individual buildings currently part used as a garage and workshop, and was sited on the southern end of a block that fronted the High Road between Norfolk and Rostrevor Avenue's. The rear of the site abutted the rear garden of No.1 Rostrevor Avenue. The Committee were informed that the adjoining roads were residential in nature consisting of 2 storey terraced houses many of which had been substantially extended in the form of ground floor rear extensions and loft conversions in the form of full width dormers front and rear. This was an acceptable feature within the South Tottenham area.

The Committee were further advised that on the western/opposite side of the High Road near the junction with St Ann's Road – north of the application site was the very prominent church of St Ignatius also the primary school of the same name. The site was situated within the designated South Tottenham High Road Conservation Area and had also been designated as an Area of Community Regeneration – Haringey East. The site was not within an area of archaeological importance or an area subject to flooding. The eastern side of the High Road was on the higher section of the main road – the road falls way westward and northward toward St Ann's Road.

The Committee were advised that planning permission had been refused in 2007 for erection of a part 4/5 storey building comprising a mix of one, two, three and four bed self contained flats with commercial units at ground floor level with parking at basement. The proposal was also dismissed on appeal.

The current proposal was seeking planning permission for erection of a 3 storey building comprising 4 x one bed, 4 x two bed, and 1 x three bed self contained flats with office accommodation at first floor and commercial units at ground floor level with parking in the basement area. The commercial unit was capable of being split into 3 separate units and was serviced not from the High Road but from the basement area where parking for the scheme would also be provided. The basement area would be accessed from an access point on Rostrevor Avenue.

In response to points of clarification from the Committee as to the comments of the Planning Inspector officers advised that the main points of concern were in relation to the impact of the 5 storey height on the Listed building on the opposite side of the road, and the Inspector had stated that the height and mass of the proposed building on the appeal site especially the 5-storey part

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at the corner junction with Rostrevor Avenue, would not relate satisfactorily to the nearby lower buildings on the Eastern side of High road or the church opposite. Resident concerns were in relation to the building height exceeding the height of the neighbouring buildings, and the design and pitch of the roofs in relation to surrounding properties. There was also a concern as to the possible effect on the water table with underground parking and potential flooding, and that the appearance of the modern design was not contemporary to the existing buildings. The resubmitted design did show a new facade of the revised application had also changed the lower levels to included balconies, as well the proposals allowed for a roof terrace. Concerns of local residents were that there would also be possible privacy intrusion from balconies and the roof terrace.

The Committee commented and sought clarification as to the possible lowering of the design and the actual level of the height of the proposals above the existing buildings. The Committee were advised that the proposed height exceeded existing buildings by 1 metre, and there were no proposals to change this. The revised design showed that the ground floor did have extra height in order to give as much light within. The height of the building was an issue for the end part of the building adjacent to the street behind – but it was considered that there were no height issues on the frontage and adjacent properties thereto.

Local Residents addressed the Committee and objected to the application on the basis that:

- the starkness and crude design of the proposed development in relation to the local area which residents felt was like a ‘Lego’ construction;
- the added feature of balconies being a poor addition and that it was questionable whether occupants would actually ever sit on them, together with the intrusion and loss of privacy of existing residents by both the balconies and roof terrace;
- the height of the building and the infringement of the proposed roof terrace given the bulk and general appearance of the development, together with the pitch of the roofs;
- the type of plants and foliage intended for the roof terrace and the visual effects on the area ;
- the need to re-examine the overall design and height as it was totally out of character with the existing contemporary design ;
- the resultant effect of the traffic flow in the area where there was considerable traffic congestion ;
- the size and design of individual dwellings being inadequate
- the lack of community space generally in this area and

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whether the design impacted on the design guidance for a conservation area;

- the overall negative impact on the existing amenity
- that the overall redesign did not address enough of the Planning Inspector's ruling in March 2008.

Councillor Kober addressed the Committee in her capacity as Ward Councillor and in sharing the views expressed by the objectors, commented that there was considerable local Jewish Community of residents (many of whom were unable to attend the meeting due to a religious festival) who felt very strongly regarding the development – in terms of encroachment, loss of privacy. The site was on the border of the Haringey boundary line and in that sense was the gateway to the Borough. Councillor Kober echoed the comments expressed in terms of the height, and mass of the development as the proposed height was slightly higher than the existing buildings. She also shared the views of the local community in terms of the loss of amenity/community space, as well as the impact of the development on an already heavily used road network.

The Committee then received a brief response from the applicant's representative in the following terms;

- that in terms of the height of the building the roof level was 600mm higher than the existing rear buildings – namely no 3 Rostrevor Road
- the issue of service access to the building would be below the building and off road
- that the balcony designs had been recessed to not protrude over the building line and therefore were not considered obtrusive, and their design would allow good usage as they went the full length of each dwelling
- the roof terrace would be landscaped with potted plants and shrubs, and would be maintained by the freeholder. The terrace would also be set back by 1 metre and would encompass the length of the building and would not be visible from the opposite side of the street as the proposed screens would also obscure the terrace and any fears of overlooking
- that the traffic measures could be clearly alleviated by Haringey Council introducing traffic calming measures in the Rostrevor Road area
- that the overall scheme, though not cotemporary in design, would, in the applicant's view, blend into the overall amenity of the area, and that the building materials were of good quality with the size of the accommodation and proposed office space offering excellent living and work areas, and that the offices would attract business and employment opportunities.

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The Committee then viewed the plans.

The Chair asked if there were any points of clarification.

The Committee sought further clarification as to the actual height proposed and what would be acceptable to the residents. Residents reps commented that the height issue was in their view, a matter of 2 metres, and not approx 1 metre height difference. In response to the Committee's comments in relation to the actual design of the buildings and the comments of the Council's design team, officers advised that the design team had looked at the design and had made no comment. The Committee further commented and asked the objectors for their comments in relation to the overall design which was not in character with the existing buildings/shops which were ornate and contemporary in their design.

The objectors, in reiterating many of their earlier comments, commented that the buildings on the north/south aspect were contemporary and not as stark or cubic as the proposed development. The design could have been more in keeping with the existing buildings and a little softer/friendlier in appearance.

In response to further questions from the Committee relating to the rear design, the lowering of the building further by digging further in the basement, and issues concerning the water table level and flooding, the applicant's representative commented that the basement height had been raised in order to accommodate the service vehicle access. The height of each floor had then been designed to maximise the light levels entering and also allow for good cross flow ventilation. In terms of digging further in the basement the existing lower level was where the site met the road. The issue of the water table had been looked at and it was the case that the water table was not specifically high and that the basement materials would be concrete and would be a contained shell – a design method which was tried and tested. The rear corner design which would be viewed by people as encroaching on no 1 it was the case that the boundary was dragged back at an angle and therefore the actual encroachment would be minimal.

With regard to further points of clarification from the Committee in relation to the refuse collection etc and the reversing of vehicles down a ramp and whether this was not particularly suitable, and if there had been an alternative ground level area for refuse the applicant's representative advised that an area had been identified with the previous design at rear ground level behind the access gates but the highways service had commented on issues of collection and loading bays adequacy.

There being no further points of clarification, on a motion by the Chair, there being 8 for and 1 against, it was:

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RESOLVED

That the application be granted subject to conditions and subject to the completion of a Section 106 Agreement to secure contributions of £24,960.00 towards local education facilities, £15,000 toward transportation works in the form of traffic calming, and environmental improvements within the locality, and £2040.00 toward administrative charges.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/0593
FOR PLANNING COMMITTEE DATED 09/06/2008

Location: 16-52 High Road N15 6LS

Proposal: Demolition of existing garages and erection of 3 storey building comprising 1 x three bed, 4 x two bed and 4 x one bed flats with commercial use (A1 / A2) at ground floor level, offices at first floor level and parking at basement level. (Revised Scheme)

Recommendation: GTD

Decision: GTD

Drawing No's: 7117/02, 03, 100a, 101a, 102a, 103a, 104a, 105a, 106a, 107a

Conditions:

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

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

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4. That not more than 9 separate residential units, whether flats or houses, shall be constructed on the site.

Reason: In order to avoid overdevelopment of 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 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.

7. The development hereby authorised shall comply with BS 8220 (1986) Part 1, 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' and 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

8. 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.

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

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

(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.

(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

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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.

(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.

11. 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.

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: A separate application will be required for either the installation of a new shopfront or the display of any illuminated signs.

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

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: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

REASONS FOR APPROVAL

The proposal accords with policies HSG2 Change of use to residential, EMP4 Non Employment Generating Uses, UD3 Quality Design, UD6 Waste Storage, HSG4 Affordable Housing also Policy HSG 8 'Density Standards' of Haringey Unitary Development Plan. Appropriate car parking has been proposed on site which is situated in an area with High Public Transport accessibility and is considered consistent with Policy

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	<p>M10 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'. The proposal is in accordance with Supplementary Planning Guidance especially 1a Design guidance, 3a Density , dwelling mix, 3b'Privacy and Overlooking, 4 Access for all, 7a Parking standards, 10 Negotiation and monitoring of obligations, 12 Educational needs generated by new housing development and 8a Waste and recycling.</p> <p>Section 106 Yes</p>	
<p>PC208.</p>	<p>16-52 HIGH ROAD N15 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of existing garages and erection of 3 storey building comprising 1 x three bed, 4 x two bed and 4 x one bed flats with commercial use (A1 / A2) at ground floor level, offices at first floor level and parking at basement level.</p> <p>RESOLVED</p> <p>That Conservation Area Consent be granted for the demolition of existing garages and erection of 3 storey building comprising 1 x three bed, 4 x two bed and 4 x one bed flats with commercial use (A1 / A2) at ground floor level, offices at first floor level and parking at basement level.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/0594 FOR PLANNING COMMITTEE DATED 09/06/2008</p> <p>Location: 16-52 High Road N15 6LS</p> <p>Proposal: Conservation Area Consent for demolition of existing garages and erection of 3 storey building comprising 1 x three bed, 4 x two bed and 4 x one bed flats with commercial use (A1 / A2) at ground floor level, offices at first floor level and parking at basement level.</p> <p>Recommendation: GTD</p> <p>Decision: GTD subject to conditions</p> <p>Drawing No's: 7117/02, 03, 100, 101, 102, 103, 104, 105, 106, 107</p> <p>Conditions:</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.</p> <p>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>	

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	<p>REASONS FOR APPROVAL:</p> <p>The proposed design and re-development of the site accords with policies HSG2 Change of use to residential, EMP4 Non Employment Generating Uses, UD3 Quality Design, UD6 Waste Storage, HSG 8 'Density Standards' of Haringey Unitary Development Plan.</p> <p>Section 106 No</p>	
<p>PC209.</p>	<p>150 FORTIS GREEN N10</p> <p>The Committee were advised that the application site was located on Fortis Green, which was situated off Fortis Green Road. The site was located on the road that lay between East Finchley and Muswell Hill. Part of the site was on Spring Lane, the site was also situated in the Muswell Hill Conservation Area. Presently the site was a two-storey detached redundant Health Clinic built in the early 70's. Adjacent to the site was Twyford Court - a residential block comprising of three-storeys plus mansard roof. Opposite the site are more residential buildings named 'The Gables' that comprises of three-storeys. To the rear of the site were Firemans cottages of single family dwelling houses comprising of three-storeys.</p> <p>The Committee were advised that an application for demolition of existing building and erection of a part four/part five storey building comprising of clinic at ground floor level, 6 x 3 bed and 3 x 2 bed flats with 10 parking spaces, bicycle store, refuse and private amenity space, was refused on the 24/01/2008 and was the subject of appeal as yet not determined.</p> <p>The Committee were informed that the proposal was for the demolition of the existing clinic building and erection of a four storey building with community clinic on the ground floor and 2 x 1 bed, 4 x 2 bed and 3 x 3 bed. The proposal also included 9 off-street car parking spaces, a bicycle store and 180m² of private amenity space and 90m² private space on the roof. The proposed building would comprise of a clinic and lobby area on the ground floor, on the first floor there are 4 units, 2 x 1 bed, 1 x 2 bed and 1 x 3 bed flats. The proposed second floor would have three units 1 x 3 bed, 2 x 2 bed and the third floor two more units 1 x 3 bed and 1 x 2 bed. The proposed building would have two entrances on the ground floor, one for the residential units and one for the clinic. The proposed materials would be red brick to match the local brickwork with double glazed aluminium framed windows, with some stone detailing and façade.</p> <p>A Local Residents addressed the Committee and objected to the application on the basis that:</p>	

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- that the size of the development was large for the site in question, the development should be set back from the road further than intended
- that if the application were permitted then the planned design of the south west corner would require redesigning so as to have a curbed effect
- there was no apparent safe guards to the proposed roof terrace and the terrace would be visible from the street and seen by people walking or sitting on a bus, and also conditions needed to be imposed as regards barbecues and the hanging of washing on the proposed roof terrace or balconies
- the proposed community clinic required explanation of exactly what its function would be, and whether the proposed area (123 sq metres) was adequate for this
- the ground floor lobby area needed to be retained
- that the Committee defer consideration pending a site visit.

The Committee then heard from the applicant's representative (the Architect for the scheme) who advised the Committee:

- that this was a resubmitted application following the previous application being refused under officer's delegated authority, and following previous refusal the applicant had made considerable modifications and this was a revised application
- the application had been reduced from 5 to 4 storeys and that it had been set back in line with the existing buildings
- the glazing to the building had been reduced by approx 40% and the design had been alter to fit with the contemporary design of the adjacent and surrounding residential accommodation
- that stone banding had been added to the design
- the community clinic proposal was not solely for use as a doctor's surgery but could developed as a dental or other similar facility

The Committee then viewed the plans.

The Chair, having ascertained that there were no questions to the objector from the Committee, asked if there were any questions for the applicant.

The Committee sought clarification from the applicant's representative in respect of the numbers of proposed cycle spaces being adequate, and whether there was any room for increasing the provision. The Committee also questioned the fencing proposed on the roof garden and its proposed height of 1 metre and whether this was adequate and that where children were concerned it was not. In response the Committee were

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advised that the parapet surrounding the roof terrace was approx 700 mm and the fencing would be atop this – making a total of 1100mm.

In responding to further points of clarification the Committee were advised that the brown roof would consist of a roof rock garden which would be better for wild life/fauna and it would be a low density design too. There was sufficient strength in the roofing, and it would be possible to be able to develop a bio diversable roof rock garden which would be self developing and sustainable. In response to further points of clarification the Committee were advised that the wall on the right hand side would also be retained and repointed.

There being no further questions the Chair thanked the applicant.

The Committee commented on the planning condition CW2 and the issue of the loss of the former clinic and the proposed usage, and that there needed to be some ascertaining of what would happen to this space, as it could very well be lost as a result of there being no suitable medical or community usage, and that these issues needed to be policed in order to ensure that the space did not return to flat usage. The Committee also asked to have clarified what other uses could the space be used for under D1 besides usage as a dental facility. The Committee cited the former New River facility that had been earmarked as a Doctor's surgery but when approached the PCT had advised that the facility was too small and therefore not interested, and that if the Committee were not mindful to raise this issue then the space could easily loss to community operation/usage.

In response officers advised that the planning authority had included a condition that the ground floor site be retained for community usage and that could insist the ground floor being retained for community usage such as a dentist or other medical type facility, or else a small day nursery although there may be issues space requirements for a nursery facility. However it would be for the applicant to secure community usage but the planning authority did not have powers to stop the PCT from selling land.

The Committee commented in respect of various aspects of the proposed development and whether conditions or informatives could be added in respect of:

- the proposed brown/green roof garden proposals being examined by the Council's Nature Conservation Officer to ascertain sustainability and bio diversity;
- that the development have some additional landscaping with possibly bigger tree species in the garden areas;
- that there be some type of condition in relation to barbeques and washing not being permitted on balconies

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- or the roof terrace together with clear rules for the roof's usage
- the use of brick brown red colour similar to that used in the area

In response officers advised that the green/brown roof rock facility development could be in the form of an informative in terms of how it meets sustainability. The tree type and size would also be in the form of an informative and that the tree type etc was covered under condition 7 proposed, as was condition 6 in relation to the correct red brick colour. In terms of the roof terrace barrier it would be appropriate to request details of materials for this as some screens were often opaque. The issue of barbecues and the hanging of washing could also be addressed as part of the roof conditions.

Further comments were stated from the Committee in terms of the imposing of conditions for roof usage, and whether this would extend further into telling people what could or could not be planted.

The Chair then MOVED and it was unanimously:

RESOLVED

That the application be granted subject to conditions and subject to the completion of a Section 106 Agreement to secure an education contribution of £45,382 and an administration costs contribution of £2269.00.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/0499
FOR PLANNING COMMITTEE DATED 09/06/2008

Location: 150 Fortis Green N10 3PA

Proposal: Demolition of existing building and erection of part four / part five storey building comprising community clinic at ground floor level and 2 x one bed, 4 x two bed and 3 x three bed flats above with 9 car parking spaces, bicycle store, refuse space and private amenity space (AMENDED SCHEME).

Recommendation: GTD

Decision: GTD

Drawing No's: PL.08.689.01 - 11 incl, 15 - 20 incl.

Conditions:

1. The development hereby authorised must be begun not later than the

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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 amended plans received 8th May 2008 PL.08.689.07, 09, 11, 15,16, 17, 18, 19B.

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

3. A detailed plan shall be submitted to and approved in writing to the Local Authority to show that a 10 metre-long servicing vehicle can reverse onto the proposed parking area from the Northern end of Spring Lane.

Reason: In order to ensure that the majority of the servicing to this development is contained within the site.

4. A detailed scheme for the provision of storage facilities for separate refuse for ground floor clinic/community use and residential shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the work for the following domestic refuse and recycling containers: 2 x 1100 litre refuse bins, 1 x 1100 recycling bin.

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

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. 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.

7. 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 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.

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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.

8. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no individual satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

9. The car parking spaces shown on the approved drawings shall be marked out on the site to the satisfaction of the Local Planning Authority, and these spaces shall thereafter be kept continuously available for car parking and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority.

Reason: In order to ensure that adequate provision for car parking is made within the site.

10. The ground floor clinic/community use shall be permanently retained as such.

Reason: In order to compensate for the loss of the existing clinic/community use on the site.

REASONS FOR APPROVAL:

The proposal should be approved on the grounds that it provides a block with suitable dwelling mixes providing a range of units from one bedroom flats up to 3 bedroom flats and is within an acceptable density range. The proposed four/three storey block has little impact on the residential amenities of any surrounding property and has a design that is practical within the context of the Muswell Hill Conservation Area. The proposal provides adequate car-parking with private amenity space and a separate area for the provisions of refuse. In addition the proposal

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	<p>provides 123m² of clinic floorspace that goes some way to retaining the existing community health facility compliant with policies UD3 General Principles, UD4 Quality Design, CSV5 Alterations and Extensions in Conservation Areas, HSG1 New Housing Developments, CW2 Protecting Existing Communities, SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes and SPG2 Conservation & Archaeology of the Haringey Unitary Development Plan.</p> <p>INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>INFORMATIVE: The necessary works to construct the crossover will be carried out by the Assistant Director Street Scene at the applicants expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.</p> <p>Section 106 Yes</p>	
<p>PC210.</p>	<p>150 FORTIS GREEN N10 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of existing building and erection of part four / part five storey building comprising community clinic at ground floor level and 2 x one bed, 4 x two bed and 3 x three bed flats above with 9 car parking spaces, bicycle store, refuse space and private amenity space.</p> <p>RESOLVED</p> <p>That Conservation Area Consent be granted for the demolition of existing building and erection of part four / part five storey building comprising community clinic at ground floor level and 2 x one bed, 4 x two bed and 3 x three bed flats above with 9 car parking spaces, bicycle store, refuse space and private amenity space (AMENDED SCHEME)</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/0500 FOR PLANNING COMMITTEE DATED 09.06.2008</p> <p>Location: 150 Fortis Green N10 3PA</p> <p>Proposal: Conservation Area Consent for demolition of existing building and erection of part four / part five storey building comprising community clinic at ground floor level and 2 x one bed, 4 x two bed and 3 x three bed flats above with 9 car parking spaces, bicycle store, refuse space and private amenity space (AMENDED SCHEME).</p>	

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	<p>Recommendation: GTD</p> <p>Decision: GTD</p> <p>Drawing No's: PL.08.689.01 - 11 incl., 15 - 20 incl.</p> <p>Conditions:</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 under planning permission reference HGY/2008/0499) has been made and planning permission granted for the redevelopment for which the contract provides.</p> <p>Reason: In order to protect the appearance of the conservation area.</p> <p>Section 106, No</p>	
<p>PC211.</p>	<p>COOMBES CROFT LIBRARY, HIGH ROAD N17</p> <p>At this point in the proceedings - 20.30hrs - the Committee adjourned for 15 minute and reconvened at 20.45hrs.</p> <p>In a brief introduction officers advised the Committee that Coombes Croft Library occupies the ground floor of a mixed use five storey property on the corner of Tottenham High Road and Brereton Road. The block is effectively L shaped. The upper stories of the building are in residential use. The property lies within North Tottenham Conservation Area and dates from the 1950's. To the rear of the property is a private residential courtyard, with a small children's play area. It is understood that access to this area is restricted for the use of the occupants of the surrounding residential properties. Opposite the library on the High Road are a range of mixed use buildings, with retail properties on the ground floor, some of which are boarded up.</p> <p>The library benefits from a forecourt area at its entrance, created by the setback of the building. There is a large London Plane tree and a Cherry tree within this forecourt area. The library has ramp access and decorated metal gates at the entrance. The library itself has a distinctive design, consisting of block work walls, which have a panelling effect, with high level windows. The rear elevation of the library is of brickwork.</p> <p>There being no objectors to the proposals the Committee then viewed the plans.</p> <p>The Committee then sought clarification in respect of the housing behind the library courtyard and who owned the properties, and whether there could additional tree planting, together with placing</p>	

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	<p>TPO's on the existing trees. In response officers advised that flats were Council owned, and that when consulted there were no objections received. With regard to additional tree planting there may be some difficulties as the Moeselle tributary ran close under there and therefore there may be difficulties with roots embedding. However there may be a possible solution of having planters instead though the Chair reminded officers and the Committee that the area at the front right belonged to EDF and there may well then be difficulties in ensuring synergy in terms of paving replacement matching existing.</p> <p>In response to further points of clarification the Committee were advised that section 106 only applied where a new build/development was happening and therefore in this instance there was no such development. In respect of placing TPO's on existing public trees this was generally not the normal practice as such and that this type of tree was generally well protected. However the Arboriculturalist would be consulted as to the feasibility of this.</p> <p>The Committee also commented on the land issue and the Council owned land, and that a further tree be added to and balanced the existing London Plain tree, and that the trees being lost at the rear of the site be replaced with the same number, and also if the existing flower beds also be refilled. The committee also commented on the tiles on the frontage being matched to those existing, and the need to ensure the verticality of the windows when replaced needed to be pronounced, together with cycling and motor bike racks inter-dispersed with the trees.</p> <p>Officers responded that that a number of the comments could be added either as informatives and conditions in terms of landscaping although there may be difficulties matching the existing tiles on the building as these were originally 1950's tiles.</p> <p>There being no further matters raised, on a MOTION by the Chair it was unanimously</p> <p>RESOLVED</p> <p>That the application be granted subject to conditions.</p>	
<p>PC212.</p>	<p>FORMER LYNX DEPOT, COPPETTS ROAD N10</p> <p>The Committee were informed that the application proposed an amendment to the approved scheme HGY/2004/1943 proposing a replan for 18 dwellings (Blocks F, E, H and J) along with the parking, access and associated landscaping area around these dwellings. The proposed changes to the approved sceme would result in a reduction in the total number of residential units on the site by two. The part of the approved scheme that it proposed to</p>	

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alter was located in the north eastern corner of the site. The rest of the development would be constructed as per the approved 2004 scheme. In 2004 planning permission for the demolition of the existing buildings on the site and the construction of a new residential development comprising 128 residential units was granted. As part of this approved scheme an area (0.9 acres) of the former depot site was to be retained for employment purposes.

The site lay on the west side of Coppetts Road in the extreme northwest corner of the Borough. There were allotments across the road to the east. One of the entrances to St. Pancras and Islington Cemetery lay immediately to the north in the London Borough of Barnet. The Muswell Hill Playing Fields adjoin the application site to the Southwest and there is an existing residential development, a sports pavilion and educational facility to the south. The cemetery, allotments and playing fields are all designated as Metropolitan Open Land. The northern end of the site was very close to the North Circular Road. The former Lynx Depot site is slightly over 1.73 hectares in area.

Following the introduction of the report there being no points of clarification it was MOVED by the Chair and unanimously:

RESOLVED

That an amendment to the to approved scheme HGY/2004/1943 proposing replan for 18 dwellings (Blocks F, E, H and J), parking, access and associated landscaping be approved, and that the permission be subject to a Section 106 Legal Agreement, as a Variation to the original S106 Agreement, to take account of the revised scheme, the small reduction in numbers of units, and small changes to the make-up of the Affordable Housing element within the development.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/0718
FOR PLANNING COMMITTEE DATED 09/06/2008

Location: Former Lynx Depot Coppetts RoadN10 1JP

Proposal: Amendment to approved scheme HGY/2004/1943 proposing replan for 18 dwellings (Blocks F, E, H and J), parking, access and associated landscaping.

Recommendation: GTD

Decision: GTD

Drawing No's: 51-1099-200, 201, 202, 204; 7534/T/01-02, 02-02; 51-1099-J-201, 202; 51-1099-F-203, 204, 205; 51-1099-BIN-201 & 51-

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	<p>1099-CYC-201.</p> <p>Conditions:</p> <p>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.</p> <p>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.</p> <p>INFORMATIVE: As the current application is for an amendment to the approved scheme conditions 1 - 16 of application No. HGY/2004/1943 need to be complied with.</p> <p>Planning permission for residential re-development of the site was approved in 2004 and the current application proposes only minor amendments to this approved scheme. The proposed amendments would not give rise to any new planning issues. The Section 106 contributions that were agreed with the granting of the original permission (HGY/2004/1943) will apply to the amended scheme including the provision that 40% of the developments habitable rooms are to be affordable housing units. The proposed amendments to the approved scheme are considered to be consistent with policies UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', M10 'Parking for Development', SPG 1a 'Design Guidance and Design Statements' and SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'.</p> <p>Section 106 Yes</p>	
<p>PC213.</p>	<p>NORTHUMBERLAND PARK COMMUNITY SCHOOL & THE VALE, TRULOCK ROAD N17</p> <p>The Committee were advised that the proposal was for the erection of double height space linking existing school block to a raised Library space (Proposed); erection of extension to existing technology block, comprising two classrooms of single storey structure; Recladding to some areas of existing school façade; and new landscaping with covered walkways and updated parking facilities. The works also included the the provision of a new external fire escape stair to the west end of Block A2. The proposed works had been amended from that which was originally proposed. These amendments were primarily in relation to the proposed tree removal and on-site car parking adjacent to Trulock Road. These aspects of the original scheme had now</p>	

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been removed.

The proposed development essentially included a mix of new build, remodelling and refurbishment to the two existing schools. A main design aspect of this development scheme had been the grouping of classrooms within departments to create a 'hub' and to foster ownership as well as circulation. Approximately 370m² of existing school buildings are to be demolished, with a new build area of 816m². The proposed works would result in a net increase of 6% of the existing floorspace of the two schools. Further, approximately 3772m² of the existing school was to be remodelled and 2041m² was to be refurbished.

The Chair advised that she was declaring a personal and prejudicial interest in the item as her daughter was the assistant Head Teacher at the school. The Chair advised that she would relinquish the Chair and take no further part in the discussion of the item, and left the proceedings.

Councillor Mallett also declared an interest in this item, and the following item as a Member of the BSF, and left the proceedings.

The Committee then viewed the plans.

Councillor Dodds took the Chair.

COUNCILLOR DODDS IN THE CHAIR

The Head of Legal Services representative clarified, when asked, that in the absence of the Chair the Vice or Deputy Chair automatically took the Chair if they were present.

The Committee then raised concerns in relation to the materials to be used as wood cladding and the need to ensure a negligible costs in terms of maintenance etc and whether the proposed wood material could be treated in coated fashion requiring less maintenance, together with the need to ensure the least amount of disruption to the school by the erection of scaffolding during school terms. The Committee also commented on the issue of the proposed roof pitch and the need to ensure a pitched as opposed to a flat roof on all of the new build as this attributed a maintenance cost which would be borne by the schools themselves and would be an added expense both short and long term. The wider landscaping of the site and relocation of the fish pond would be welcomed, and the car park could be landscaped with trees, as well as improving the frontage by additional trees/shrubs at the site was welcomed.

Officers responded that in terms of the wood and timber issue this was covered to some extent under condition 6 and also that an informative could be added to the condition in terms of treatment

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of cladding. In respect of some of the new build there was a mix of flat and pitched roofs and officers could add an informative in terms of the requirement of slight or pitched roofs as opposed to flat roofs.

Following further points of clarification on a MOTION by the Chair it was unanimously:

RESOLVED

That the application be granted subject to conditions and additional informative in relation the proposed roof designs being pitched as opposed to flat.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/0857
FOR PLANNING COMMITTEE DATED 09/06/2008

Location: Northumberland Park Community School and the Vale Trulock Road N17 0PG

Proposal: Erection of double height space linking existing school block to a raised Library space (Proposed). Erection of extension to existing technology block, comprising two classrooms of single storey structure. Recladding to some areas of existing school facade. New landscaping with covered walkways and updated parking facilities.

Recommendation: GTD

Decision: GTD

Drawing No's: (21)A002G, (21)A003D, (21)A004, (21)A005C, (21)A101, (21)A102A, (21)A104B, (21)A105, (90)LP002 B, (90)LP003, (90)A002, (90)A006, (90)A007, GS270789/100 (Elevations), GS270789/100 (Block A North & East Elevations), GS270789/101, GS270789/102, GS270789/103, GS270789/104, GS270789/200 P2, GS270789/201 P2, GS270789/202 P1, GS270789/203 P1, GS270789/204 P2 & GS270789/205 P2.

Conditions:

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

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

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3. With the exception of those trees marked for removal on the submitted landscaping plan, 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.

4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

5. Prior to the commencement of use of any of the new buildings, a minimum number of thirty (30) cycle racks are to be provided on the site.

Reason: To promote sustainable means of transport and reduce traffic congestion in the area.

6. 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.

7. 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 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.

8. Within 3 months of the commencement of development, a Green Travel Plan for the School shall be submitted, to include measures for

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	<p>promoting non-car-borne journeys to and from the School. Reason: In order to encourage more sustainable modes of travel for the School.</p> <p>9. Detailed drawings of a planting or landscaping scheme for the area shown to be laid out as a car park in the north-east corner of the site (i.e. on the corner of Trulock Road and to the South of Trulock Court), shall be submitted to and approved by the Local Planning Authority prior to commencement of development, and thereafter implemented in accordance with such approved plans Reason: In order to maintain vegetative cover and biodiversity on the site, and in the interests of its visual appearance. INFORMATIVE: You are advised that, in order to reduce long-term maintenance and prevent water ingress, the roofs to the new single storey technology classrooms should be designed with sufficient 'fall' to enable adequate drainage from the roof. INFORMATIVE: You are requested to ensure that the timber cladding to the Library is treated in such a way as to preserve its appearance and durability without the need for frequent renovation. INFORMATIVE: You are requested to make alternative provision within the overall site for the relocation of the existing pond which contributes to the bio diversity and appearance of the school play areas. REASONS FOR APPROVAL The proposed development for the erection of double height space linking existing school block to a raised Library space (Proposed); erection of extension to existing technology block, comprising two classrooms of single storey structure; Recladding to some areas of existing school façade; new landscaping with covered walkways and updated parking facilities; and provision of a new external fire escape stair to the west end of Block A2 complies with policies 3A.21 'Education Facilities' of The London Plan, G2 'Development and Urban Design', G9 'Community Well Being ', UD3 'General Principles', UD4 'Quality Design' and CW2 'Protecting Existing Community Facilities' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance'. Section 106, No</p>	
<p>PC214.</p>	<p>WOODSIDE HIGH SCHOOL, WHITE HART LANE N22</p> <p>COUNCILLOR PEACOCK ENTERED THE PROCEEDINGS AND COUNCILLOR DODDS RELINQUISHED THE CHAIR.</p> <p>COUNCILLOR PEACOCK IN THE CHAIR</p> <p>The Committee were advised that though there were no objectors the Architect was present. The Chair also advised that a Councillor in attendance as a Governor at the school would address the Committee.</p> <p>In a brief introduction of the report officers advised the Committee that the application was for the redevelopment of Woodside High School, to comprise demolition of part of existing central school</p>	

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block, erection of new two storey block fronting White Hart Lane, new three storey block at rear of site, covered walkways, parking and landscaping, and re-cladding of existing Block C, and to incorporate Woodside High School, William C Harvey and Moselle Special Schools. The Committee were advised that Woodside High School was situated on White Hart Lane. The site was bounded to the north by White Hart Lane, to the east and west by MOL playing fields and to the south by residential properties (Stirling Road). To the north of White Hart Lane was New River Sports Centre and Community Centre. The existing High School campus comprised of a mix of existing buildings, from 1 – 4 stories, with a range of age and condition. The original campus buildings were developed in the 1960's.

The Chair then advised that Councillor Cooke would address the meeting.

In thanking the Committee for its indulgence Councillor Cooke commented that the planning application was the next process of the inclusive development of the existing schools and the inclusion of two special schools - William C Harvey and Moselle schools. Councillor Cooke commented on the considerable amount of work undertaken by both the planners, and architect and all those involved in bringing the proposals to this point and a huge amount of work with the 3 Head teachers, teachers and pupils, especially with the needs of both special schools and their inclusion on one campus, and that all concerned welcomed the proposals before the Committee and hoped that the Committee would grant the application.

The Chair thanked Councillor Cooke for his address.

The Committee then viewed the plans.

The Committee expressed concerns in regard to the new build roofs needing to be pitched, and reiterated the previous concerns in terms of maintenance and costs of the roof repair to the schools. Also the issue of the fencing on the boundary of the school being strengthened and in materials that could not be cut through needed addressing together with the overall landscaping of the areas, especially around the frontage and the need for tree planting and shrubbery.

Officers responded that conditions and informatives could be added in terms of the boundaries. With regard to the pitch of the new roofs the design of the roofs and their design was not in a sense a planning issue and a matter of design.

The Architect advised that there was work currently in hand to ensure the maintenance of the buildings, and they being in good

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repair for a long term period.

Following further points of clarification, on a MOTION by the Chair it was unanimously:

RESOLVED

That the application be granted subject to conditions and additional informatives in relation the proposed roof designs being pitched as opposed to flat, materials for wood cladding, and landscaping of the site, and also design, installation of boundary fencing.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/0655
FOR PLANNING COMMITTEE DATED 09/06/2008

Location: Woodside High School, White Hart Lane N22 5QJ

Proposal: Redevelopment of Woodside High School, to comprise demolition of part of existing central school block, erection of new two storey block fronting White Hart Lane, new three storey block at rear of site, covered walkways, parking and landscaping, and re-cladding of existing Block C. To incorporate Woodside High School, William C Harvey and Moselle Special Schools.

Recommendation: GTD

Decision: GTD subject to conditions

Drawing No's: 325-PL-001 - 025 incl., 433-WD-02-D & 433-PL-02

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the

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	<p>development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority. Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.</p> <p>4. 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.</p> <p>5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping of the application site with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the completion of the development; such landscaping shall be implemented within 6 months of the completion of the development. Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.</p> <p>6. 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 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.</p> <p>7. The species, size and siting of the replacement trees shall be agreed in writing by the Local Planning Authority and the trees shall be planted within 6 months (or as otherwise agreed in writing) of the commencement of the approved treatment (either wholly or in part). The replacement trees shall be maintained and/or replaced as necessary until they are established in growth. Reason: To maintain the visual amenities of the area.</p> <p>8. An Arboricultural Method Statement, including a tree protection plan, shall be prepared in accordance with BS.5837:2005 'Trees in relation to Construction' and submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. Reason: To safeguard the health of existing trees which represent an important amenity feature.</p> <p>9. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority.</p>	
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	<p>Reason: To prevent adverse light pollution to neighbouring properties.</p> <p>10. Prior to the commencement of the development hereby permitted a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in accordance with the approved details. The statement shall include:</p> <ul style="list-style-type: none"> (i) Sequence of construction activity throughout each phase; (ii) Location and specification of acoustic barriers; (iii) Details showing how all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway; (iv) Details of construction lighting and parking; (v) The methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works; (vi) Details of boundary hoardings and measures to ensure they are maintained in a secure and tidy condition. <p>Reason: To ensure that the development does not give rise to unacceptable impacts, upon neighbouring residential amenity and does not have an adverse impact upon the Metropolitan Open Land.</p> <p>11. 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 1300 hours on Saturday and not at all on Sundays or Bank Holidays.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.</p> <p>12. No development hereby approved shall commence until details of surface water drainage works and source of control measures have been submitted and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure water discharge from the site shall not be prejudicial the amenities of the area.</p> <p>13. No development hereby permitted shall commence until a Demolition Method Statement has been submitted to and approved by the Local Planning Authority. The statement shall include a methodology for demolition, mitigation for impacts arising from demolition (including dust and noise) and the named contractor(s). Thereafter, all demolition shall be undertaken in accordance with the approved statement unless otherwise agreed with the Local Planning Authority.</p> <p>Reason: In order to minimise the impact of the works on the amenities of neighbouring occupiers.</p> <p>14. An Energy Assessment shall be prepared demonstrating</p>	
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compliance with The London Plan (Consolidation with Alterations Since 2004) Policy 4A.4.

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.

15. Details of the southern boundary fence of the school adjoining the rear gardens of properties in Stirling Road, shall be submitted to and approved by the Local Planning Authority prior to commencement of development; such details to show the fence of sufficient height and strength to prevent footballs and other balls from crossing the boundary.

Reason; In order to protect the amenity of adjoining residential properties.

16. A School Travel Plan, to include proposals to encourage the use of non-borne modes of transport for journeys to and from school, shall be submitted to the Local Planning Authority within three months of the commencement of any part of the development hereby permitted.

Reason; In order to encourage use of more sustainable means of transport.

INFORMATIVE:

1. You are requested to ensure that the design of any ‘flat’ roofs on the new blocks Y and Z are carried out to provide low maintenance structures and prevent water penetration.
2. Further to condition 5 and 7 above, the landscaping scheme should include additional tree planting of extra heavy standards on the frontage to the site to White Hart Lane and at the rear boundary of the site with properties in Stirling Road.

REASONS FOR APPROVAL

The proposal will replace the dated and deteriorated school facilities with new accommodation, allowing the consolidation of Woodside High School, William C Harvey and Moselle Special Schools, within the one campus. This is consistent with policy CW1 of the Haringey UDP (2006). Due to the proposed scale, layout and siting of the proposed new blocks, it is not considered there shall be a detrimental impact on the adjacent MOL. The scale and design of the new blocks are considered to be appropriate in the context of the site, the retained buildings, and the surrounding area. Specifically, Block Z is considered to appropriately address White Hart Lane and retains the build line of the retained office block. Consideration has been taken of the potential impact of Block Y on the residents of Stirling Road. It is considered the proposed setback and structure landscaping is sufficient to avoid any detrimental impact of this building on residential amenity. Although a number of trees are

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	proposed for removal, it is considered the proposed landscape strategy, (which includes significant replanting) shall compensate for this loss and shall enhance the environment of the campus and have associated biodiversity benefits. Section 106 No	
PC215.	NEW ITEMS OF URGENT BUSINESS Nil Items.	
PC216.	DATE OF NEXT MEETING 21 July 2008	

The meeting ended at 21.40hrs.

COUNCILLOR SHEILA PEACOCK

Chair