

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 JUNE 2013**

Councillors: Basu, Beacham, Brabazon, Demirci (Chair), Hare, Mallett (Vice-Chair), McNamara, Rice, Solomon and Strang

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC26.	<p>APOLOGIES</p> <p>Apologies were received from Cllrs Reid and Reith for whom Cllrs Hare and Brabazon substituted.</p>	
PC27.	<p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the minutes of the Planning Committee on 8 April and 13 May 2013 be approved as an accurate record and signed by the Chair. 	
PC28.	<p>PLANNING APPLICATIONS</p>	
PC29.	<p>1 FERME PARK ROAD N4 4DS</p> <p>The Committee considered a report, previously circulated, on the application to grant planning permission for 1 Ferme Park Road, N4 4DS for the erection of a 2 storey infill extension to provide 3x 1 bed flats, with retention at ground level of the existing façade of the single storey restaurant. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions. The attention of the Committee was drawn to a tabled appendix setting out officer responses to objections received during consultation.</p> <p>The following points were raised by the Committee in discussion of the officer report:</p> <ul style="list-style-type: none"> • The Committee emphasised the importance of ensuring design elements of the new extension replicated so far as practicable details of the adjacent terrace including details such as chimney stacks, brickwork bandings and quoining. It was agreed that condition 8 requiring drawings and material samples to be submitted and approved by the Council, could be extended to cover details such as chimney stacks, brickwork banding and cornerstones. Members also requested that condition 8 be further amended to cover all windows and external doors thereby covering both front and rear elevations. • Members expressed concern that not all of the proposed flats would meet the minimum space standards set out by the Mayor. Officers advised that the footprint of the flats remained the same as that approved under the previous planning application granted in 2009 and that consideration had also been given to the constrained nature of the site. Therefore on balance, officers were satisfied that the footprint of the flats were acceptable. 	

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- The Committee expressed concern over the potential for noise disturbance associated with the construction work to impact on service users of the MIND charity building located to the south of the application site. It was therefore agreed that a condition be added to require the applicant to consult with the MIND charity regarding the setting of construction hours due to the sensitive nature of the service users using the MIND facility.

The Chair moved the recommendation of the report, including the proposed amendments detailed above to condition 8 and an additional condition around construction hours and it was

RESOLVED

- That planning application HGY/2012/1536 be approved subject to 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 Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

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

Reason: In order to avoid doubt and in the interests of good planning.

3. The use hereby permitted shall not be operated before 0800 or after 2300 hours on any day.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

4. Prior to the implementation of the permission, details of any extract fans or flues shall be submitted to and approved by the Local Planning Authority. Any extract fans installed shall be mounted with flexible connections and installed together with any associated ducting so as to prevent the transmission of noise and vibration into neighbouring premises.

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

5. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan (2006), SP6 'Waste and Recycling' of the Haringey Local Plan (2013) and

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Policy 5.17 'Waste Capacity' of The London Plan.

6. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason: In order to safeguard the special architectural or historic interest of the building and fulfil the requirements of Policies CSV5 'Alterations and Extensions in Conservation Areas' of the Haringey Unitary Development Plan (2006 Saved Policies), SP12 'Conservation' of the Haringey Local Plan (2013) and Policy 7.8 'Heritage Assets and Archaeology' of the London Plan.

7. All external joinery should be of painted timber.

Reason: In order to safeguard the special architectural or historic interest of the building and fulfil the requirements of Policies CSV5 'Alterations and Extensions in Conservation Areas' of the Haringey Unitary Development Plan (2006 Saved Policies), SP12 'Conservation' of the Haringey Local Plan (2013) and Policy 7.8 'Heritage Assets and Archaeology' of the London Plan.

8. Detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun.

- a. brickwork
- b. roof slates
- c. fascia and soffit boards
- d. rainwater goods
- c. windows and external doors
- d. replacement fascia and awnings

The development shall be implemented in accordance with the approved details or samples of materials.

Reason: In order to safeguard the special architectural or historic interest of the building and fulfil the requirements of Policies CSV5 'Alterations and Extensions in Conservation Areas' of the Haringey Unitary Development Plan (2006 Saved Policies), SP12 'Conservation' of the Haringey Local Plan (2013) and Policy 7.8 'Heritage Assets and Archaeology' of the London Plan.

9. Structural Engineer's drawings, indicating the intended method of ensuring the stability of the fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun.

Reason: In order to safeguard the special architectural or historic interest of the building and fulfil the requirements of Policies CSV5 'Alterations and Extensions in Conservation Areas', of the Haringey Unitary Development Plan (2006 Saved Policies) and SP12 'Conservation' of the Haringey Local Plan (2013) and Policy 7.8 'Heritage Assets and Archaeology' of the London Plan.

10. The cycle storage area shown on the approved drawings shall be provided prior to the occupation of the residential units hereby permitted.

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This area shall thereafter be kept continuously available for cycle storage 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 cycle storage is available within the site in accordance with Policies UD3 'General Principles' and MV9 Car-free residential developments of the Haringey Unitary Development Plan and Policy 6.13 'Parking' of the London Plan.

INFORMATIVE: A separate application will be required for the display of any illuminated signs.

INFORMATIVE: The applicant is advised to contact the Environmental Health Department (tel. 020 8489 1000) regarding the provision of adequate sanitary facilities, mechanical extract ventilation, refuse storage facilities, fire requirements and compliance with the Food Safety (General Food Hygiene) Regulations 1995 that may be required in conjunction with this approval.

INFORMATIVE: 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.

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: No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

INFORMATIVE: The applicant is advised that street-based households receiving kerbside collection services require space for the 'Standard kerbside collection full set' to be left for collection within the area of the property as close as possible to the access point to the property for collection teams. Details of the 'Standard kerbside collection full set' are as follows: Wheelie bins or bulk waste containers must be provided for household collections, wheelie bins must be located no further than 25 metres from the point of collection, bulk waste containers must be located no further than 10 metres from the point of collection. The route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

Adequate waste storage and collection arrangements must be in place to service 3 flats. The site plan shows storage area for waste containers, one of which should be for recycling. Sufficient bin allocation should be allowed to ensure no side waste or spillage occurs between waste collection days. Domestic waste must not be contaminated with trade/commercial waste. There must be separate waste collection and storage arrangements for both domestic and trade waste at this site.

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INFORMATIVE: You must obtain the prior consent of the owner and occupier of any land upon which it is necessary for you to enter in order to undertake any works in connection with the development hereby approved. This permission granted by the Local Planning Authority in no way authorises the applicant to take any action without obtaining this consent and you are advised to seek the requisite approval.

INFORMATIVE: The applicant is advised that the proposal will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £5740(164 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

PC30.

500 WHITE HART LANE, LONDON, N17 7NA

The Committee considered a report, previously circulated, on the application to grant planning permission to replace extant permission HGY/2009/2140 to extend the time limit for implementation of the demolition of existing buildings at 500 White Hart Lane and erection of new industrial units. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and the completion of a s106 legal agreement. Previous permission granted in 2010 had now lapsed.

The following points were raised by the Committee in discussion of the officer report:

- In response to a question, officers confirmed that the proposed £5k s106 contribution for environmental improvements on the site in particular landscaping, was the same as that approved in 2010 application. The Committee requested that the s106 contribution be adjusted to take into account inflation since 2010. Officers agreed to add an inflation clause to the s106 agreement which would be backdated to 2010. It was also requested that local ward councillors be consulted with regards to landscaping arrangements proposed using s106 monies.
- Members expressed concern regarding the boundary palisade fence provided to the access lane separating the site from the residential properties to the east and whether its appearance could be improved through painting, planting measures. It was agreed that condition 5 could be extended to require the applicant to paint the palisade fence.

The Chair moved the recommendation of the report, including inflationary adjustment of the s106 agreement and the extension of condition 5 to cover the painting of the boundary fence and it was

RESOLVED

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- That planning application HGY/2013/0688 be approved subject to conditions and the completion of a s106 legal agreement.

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 Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 09/0721/002, 003, 004, 005A, 006A

Reason: To avoid doubt and in the interests of good planning.

EXTERNAL APPEARANCE

3. Notwithstanding the description of the materials in the application, no development shall take place 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 and retained as such in perpetuity.

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

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (proposed finished levels or contours, means of enclosure, car parking layout, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (e.g. furniture, play equipment refuse or other storage units, signs, lighting etc.), retained historic landscape features and proposals for restoration where relevant, and thereafter retained in perpetuity.

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.

5. No development shall be commenced until precise details of the siting and design of all walls, gates, fencing, railings or other means of enclosure 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 and retained as such in perpetuity.

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Reason: To ensure a satisfactory appearance to the development.

PARKING

6. Prior to the first use of the development hereby permitted, the applicant shall provide secure and covered cycle storage for ten bicycles.

Reason: To encourage the use of sustainable modes of transport and to comply with London Plan standards.

7. Prior to the commencement of the development a Construction Logistics Plan (CLP) should be submitted for the approval of the LPA. The CLP should show the routing of traffic around the immediate road network and ensure that freight and waste deliveries are timed to avoid the peak traffic hours.

Reason: To minimise vehicular conflict at this location.

WASTE STORAGE

8. A 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 ensure a satisfactory appearance to the building and to safeguard the amenity and appearance of the locality.

SUSTAINABILITY/ ENERGY EFFICIENCY

9. Prior to the implementation of the consent hereby approved, the applicant shall submit a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined above are to be met within the framework of the energy hierarchy set out under Policy 5.2 of the London Plan 2011. Thereafter the recommendations of the energy assessment shall be undertaken in full and required technology installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved.

Reason: To ensure the development incorporates on-site renewable energy generation to contribute to a reduction in the carbon dioxide emissions generated by the development, in line with G1, UD1, and UD2, of the London Borough of Haringey Unitary Development Plan (UDP) 2006 and London Plan Policy 5.2.

10. The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) of 'Excellent' or 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the Local Planning Authority

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before any of the building hereby approved is first occupied.

Reason: To ensure that the proposal complies with the principles of sustainable development.

CONSTRUCTION

10. Prior to the commencement of work on site a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented to the satisfaction of the Local Planning Authority.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

11. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect the residential amenities of nearby occupiers and minimise danger and inconvenience to highway users

12. Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved

in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

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	<p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p>Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p>
PC31.	DATE OF NEXT MEETING The Special Planning Committee on 27 June was noted.

COUNCILLOR ALI DEMIRCI

Chair