

**MINUTES OF THE PLANNING SUB COMMITTEE
THURSDAY, 27 JUNE 2013**

Councillors: Basu, Beacham, Browne, Demirci (Chair), Mallett (Vice-Chair), McNamara, Scott, Stewart and Strang

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC32.	<p>APOLOGIES</p> <p>Apologies were received from Cllrs Reith, Rice and Solomon. Cllrs Stewart, Browne and Scott respectively substituted.</p>	
PC33.	<p>PLANNING APPLICATIONS</p>	
PC34.	<p>530 - 536 HIGH ROAD N17 9SX</p> <p>The Committee considered a report, previously circulated, on the application to grant planning permission for the erection of a 4 storey building comprising commercial and residential units at 530-536 High Road N17. 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. The Planning Officer gave a short presentation highlighting the key aspects of the report. A previous application for the site had been refused under delegated powers in March, with a revised application subsequently submitted for current consideration.</p> <p>The attention of the Committee was drawn to three tabled documents: a revised list of proposed conditions with more precise wording and the inclusion of a condition covering waste storage and recycling facilities; the minutes of the Haringey Design Panel held on 16 May; and a number of additional consultation responses.</p> <p>In discussing the application, the Committee raised the following issues:</p> <ul style="list-style-type: none"> • Concerns were raised regarding the lack of consultation with councillors representing wards adjacent to the application site, particularly in light of the potential knock on impact on traffic in the area. Officers agreed to take this point forward. • The importance of the design quality of the proposed winter gardens was emphasised, including privacy features. It was agreed that a condition could be imposed requiring the applicant to submit details of the winter gardens design to the Council for approval. • Members expressed concern over the potential for future noise issues to arise in the new flats from the service yard at the rear utilised by the commercial units on the site, particularly in relation to hours of operation for deliveries. It was agreed that a condition could be imposed to appropriately limit the hours of use of the service yard. • Opportunities to improve the appearance of the boundary fence to Wilson's Avenue and the visual impact of the service yard were queried. It was agreed that a condition could be added requiring details of boundary 	

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treatment to be submitted to the Council for approval.

- Clarification was requested on the refuse storage arrangements for the development and it was agreed that this could be added as a condition.
- Members requested that the Committee be provided with the opportunity to view the materials proposed for the development once available.

Two local residents, Mr Mohamedally and Ms Armour, addressed the Committee in objection to the application and raised the following issues in their presentations and responses to questions from the Committee:

- The importance of replacing the landmark Post Office building originally on the site with one of high design merit.
- The design and massing of the proposed building was not appropriate and would have the effect of narrowing the surrounding area.
- Concerns remained despite the revisions made to the initial application, that the mix of flats proposed was unsuitable in terms of too few family units being provided and that the development would attract buy to let investors as opposed to owner occupiers which would potentially be of detriment to the local area.

The applicant's representatives, Mssrs. Lees and Halvieim addressed the Committee and raised the following points:

- The scheme proposed had been designed and scaled to suit the area and respond to the local context whilst acknowledging the diversity of design of neighbouring buildings.
- The vacant site was currently a blot on the streetscape.
- The applicant had legal leaseholder responsibilities to reinstate the original commercial tenants of the ground floor shops in the new development.
- In response to a question regarding the car free designation of the development, confirmation was provided on the lack of opportunity space on the site for resident parking facilities due to the obligation to reinstate the shops and the accompanying service yard.

The Committee expressed concern over the proposed car free designation of the development, particularly with a view that a lack of parking provision might discourage owner occupiers from purchasing the flats as well as increasing parking pressures in surrounding streets. Officers identified that the designation was in line with sustainable transport elements of both London and local planning policies and that an impact assessment had identified that the development would cause no harm to local highway conditions. Members remained concerned regarding the car free nature of the scheme and as such, a motion was put forward by Cllr McNamara, and subsequently carried on a vote, to remove the proposed restriction on residents of the new flats applying for parking permits thereby allowing the issue of a maximum of 16 permits for the development. It was noted as a result that the proposed £3k s106 contribution to cover the costs relating to travel plan monitoring and amendment of the Traffic Management Order to designate the development as car free would now fall away inline with the motion.

The Committee noted that the Haringey Design Panel had considered the application and provided their support for the design. Members asked that a recommendation be passed onto the Design Panel encouraging, wherever

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possible, that Panel members undertake site visits for the applications they consider and comment on. Officers confirmed that the terms of reference for the Panel were currently being reviewed and would look to incorporate a recommendation regarding site visits. It was advised however that Panel members operated in a volunteer capacity.

The Chair moved the recommendation of the report, revised to remove the s106 agreement to ensure the car free designation of the development and subject to inclusion of additional conditions requiring further details to be provided of the winter gardens, boundary treatment and refuse storage, and imposing limits on servicing and delivery hours for the service yard, and an informative requiring officers to invite members to review materials prior to their approval and it was

RESOLVED

- That planning application HGY/2013/0745 be approved subject to conditions.

IMPLEMENTATION

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: LP(0)001, L(0)001 rev 04, L(0)002A, L(0)003A, L(0)004(A), L(0)005, L(0)010 rev 04, L(0)011 rev 04, L(0)020 rev 05, L(0)021 rev 021, C(0)002A and L(6)003.

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

EXTERNAL APPEARANCE

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

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

LANDSCAPING

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

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(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.

BOUNDARY TREATMENT

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.

Reason: To ensure a satisfactory appearance to the development.

LOCAL EMPLOYMENT

6. Except as otherwise agreed by the LPA, not less than 20 percent (20%) of onsite workforce (excluding managers and supervisors) employed during the construction of the proposed development comprise of 'local residents'. In the event that achieving 20% proves impracticable for reasons notified in writing to and approved by the Council then another figure agreed by the relevant parties concerned (acting reasonably) may be acceptable.

Reason: In order to provide employment opportunities for local residents in accordance with Policy SP9 'Improving skills and training to support access to jobs and community cohesion and inclusion' of the Haringey Unitary Development Plan and Policy 4.12 'Improving Opportunities for All' of the London Plan.

7. Except as otherwise agreed by the LPA not less than 10 percent (10%) of the onsite 'local' workforce (excluding managers and supervisors) employed during the construction of the proposed development comprise of trainees, but in the event that achieving 10% proves impracticable for reasons notified in writing to and approved by the Council then another figure agreed by the parties concerned acting reasonably may be acceptable. These trainees can be self employed or sourced from 'local' Small and Medium size Enterprises.

Reason: In order to provide employment opportunities for local residents in accordance with Policy SP9 'Improving skills and training to support access to jobs and community cohesion and inclusion' of the Haringey Unitary Development Plan and Policy 4.12 'Improving Opportunities for All' of the London Plan.

LOCAL EMPLOYMENT

8. The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on the High Road A10 and A1010 and Dowsett Road and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods. The plans must also include measures

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to safeguard and maintain the operation of the adjacent bus stand.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

VENTILATION

9. Prior to the commencement of development:

a) A building ventilation strategy shall be carried out which shall consider natural ventilation, mechanical ventilation and mixed-mode ventilation and identify the best available ventilation mode to reduce exposure to air pollution and sent to the LA for approval. The strategy should take into account the Building Regulations 2000, Approved Document F (Ventilation) and the Domestic Ventilation Compliance Guide, as well as guidance provided by the Chartered Institution of Building Services Engineers (CIBSE), including Guide A: Environmental Design and Minimizing Pollution at Air Intakes. A balance must be struck between ventilation to improve air quality indoors versus air tightness to improve energy efficiency performance. The ventilation must address the pollutants of concern of PM10 and nitrogen dioxide.

b) Using the information in the ventilation strategy and prior to the commencement of works on the development, details of the ventilation or other plant shall be submitted to and approved by the Local Planning Authority prior to installation. Details should include full specifications of all filtration, deodorising systems, noise output and termination points. The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reasons: To protect the amenity of future occupants against poor air pollution

LAND CONTAMINATION

10. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order to ensure that the effects of the construction upon air quality is minimised.

BOILER

11. Prior to installation, details of the boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by UDP Policy ENV7 and The London Plan Policy 7.14.

SATELLITE AERIALS

12. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish /aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be

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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.

LIFETIME HOMES

13. That all the residential units with the proposed development shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Councils Standards in relation to the provision of Lifetime Homes.

SECURED BY DESIGN

14. 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'.

ENERGY EFFICIENCY

15. 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 before any of the building hereby approved is first occupied.

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

SHOPFRONTS

16. Detailed plans of the design and external appearance of the shopfronts, including details of the fascias, shall be submitted to and approved in writing by the Local Planning Authority before any shopfront is installed.

Reason: In the interest of visual amenity of the area.

INFORMATIVES

The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £77,035 (2201sqm 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.

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

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	<p>The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573).</p> <p>For the avoidance of doubt, 'Local' is defined as employees preferably within the Haringey confines, but where not practicable, will include North London Sub-Region. This is consistent with Construction Web's approach.</p> <p>For the avoidance of doubt, the ten percent (10%) trainees is included in the 20 percent (20%) figure of 'local employees' and not the percentage of the workforce on-site as a whole.</p>
PC35.	<p>LAND ADJACENT TO 72 LANGDON PARK ROAD AND PUBLIC TRIANGLE, MILTON PARK N6 5PZ</p> <p>This item was deferred.</p>
PC36.	<p>DATE OF NEXT MEETING</p> <p>The next ordinary Planning Committee meeting was scheduled for 8 July.</p>

COUNCILLOR ALI DEMIRCI

Chair