

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 13TH MARCH, 2017

PRESENT:

Councillors: Natan Doron (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Toni Mallett, Jennifer Mann, Peter Mitchell, James Patterson and Ann Waters

1. **FILMING AT MEETINGS**

Noted.

2. **PLANNING PROTOCOL**

Noted.

3. **APOLOGIES FOR ABSENCE**

None.

4. **URGENT BUSINESS**

There was no such business.

5. **DECLARATIONS OF INTEREST**

Councillor Carroll declared a prejudicial interest in respect of item 11, Iceland, Brook Road, N22.

6. **MINUTES**

RESOLVED that the minutes of the Planning Committees held on 2 February 2017 and 13 February 2017 be approved as a correct record of the meeting.

7. **ST JOHN'S CHURCH AND HALL, ACACIA AVENUE, N17 8LR**

The Committee considered a report on the application to grant planning permission for remodelling and extension to existing church; demolition and replacement of existing hall on church site with new community facility / nursery; proposed 22 new build residential units to church site and 10 new build residential units to Acacia Avenue site with a mix of 1, 2, 3 and 4 bedroom accommodation over 2-4 storeys.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

In response to the presentation, the Committee raised a number of questions and issues:

- In relation to the London Fire Brigade, the Committee asked whether there were still issues with access. Officers confirmed that there had since been an exchange of drawings with access arrangements, and the London Fire Brigade were content with the proposals.
- The Committee were concerned that the Quality Review Panel had not seen the plans for the Acacia Avenue properties, and officers confirmed that whilst this had been the case, the applicants had met with the Council's Design Officer on two occasions, and therefore, the Council supported the application.
- Some Committee Members raised issues with elements of the design of the buildings and the layout, for example, the use of different coloured bricks, and the building heights as seen from Great Cambridge Road. Officers informed the Committee that the slides did not show the elevations of the buildings very well, and that the only buildings which would be visible from the main road would be the church and the two properties either side. Officers also considered that the design was good. Members suggested that the application would benefit from further discussion at the Quality Review Panel.

Councillor Carroll moved that the application be deferred back to the Quality Review Panel. The Committee voted and it was:

RESOLVED that the decision be deferred to a later date to allow for further consideration of the design.

8. 18 ASHLEY ROAD, N17 9LJ

The Committee considered a report on the application to grant partial temporary change of use of building from light industrial B1 use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, and retention of a portion of the existing B1 light industrial use.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

In response to the presentation, the Committee raised a number of questions and issues:

- With regard to the temporary nature of the planning permission, the Committee were advised that the applicant could re-apply for permission once the five years were up, but if they did not apply then the use class would revert back to the original B1 use.
- Councillor Carroll referred to the statement in the report that D2 leisure use within a local employment area was not strictly policy compliant, and requested that the policy be reviewed, as the proposal would increase employment levels in the area, and therefore should be compliant with the policy.

The Chair moved the recommendation of the report and it was

RESOLVED

That the Committee GRANT temporary planning permission and that the Head of Development Management is authorised to issue the planning permission and impose the conditions and informatives set out below.

1. This permission shall be for a limited period expiring on **28/02/2022** when the use hereby approved shall be discontinued and determined and the land reinstated.

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

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Drawing Nos. 1166/ 01, 02 & 03, Planning Statement prepared by Jones Town Planning dated January 2017, Design and Access Statement prepared by CG Architects dated January 2017.

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

3. The approved uses in the detailed planning permission are as follows:

D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, and B1 light industrial use

- a) The floor area of both the D2 use with ancillary cafe and B1 light industrial use shall not at any time be enlarged and shall not exceed the floor areas indicated on the drawings hereby approved.
- b) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, and the Town and Country Planning (General Permitted Development) Order 1995 (as amended), there shall be no change of the particular use of the D2 or B1 light Industrial hereby approved.

Reason: In order to control the nature of the D2 use with ancillary cafe and B1 light industrial use uses on the site and in order to ensure the uses are compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The D2 with ancillary use hereby permitted shall not be operated before 06:00 hours or after 23:00 hours Monday to Sunday and the B1 (c) use hereby permitted shall not be operated before 06:00 or after 19:00 hours Monday to Friday before 08:00 hours or after 18:00 hours on Saturdays, and not at all Sundays and Bank Holidays

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 consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006

5. Prior to first occupation of the development, a travel plan which shall include clear objectives and modal split targets, together with a time-bound

schedule of implementation, monitoring, regular review and update shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the agreed details.

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

6. Prior to commencement details of arrangements for cycle storage (including means of enclosure for the area concerned where necessary) shall be submitted to, and approved in writing by, the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction.

Reason: To ensure that adequate cycle storage facilities are provided

7. Prior to first occupation of the development hereby permitted, a Parking Allocation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of parking allocation between the various uses on site. Such plan shall be followed at all times and not be varied without the prior agreement in writing by the Local Planning Authority.

Reasons: Development without provision of adequate facilities for the parking and garaging of motor vehicles is likely to inconvenience other vehicles and to be detrimental to amenity and prejudicial to conditions of safety.

8. Prior to first occupation of the development hereby permitted, a Delivery and Service Plan (DSP) shall be submitted and approved in writing by the Local Planning Authority. The Plans should provide details on how on-site servicing and pedestrian access will be managed in a manner that minimises hazard to pedestrians and users of the site.

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2011 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.

9. 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 Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2016.

Informatives:

INFORMATIVE : In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and

Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE : Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE : Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE : The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE : The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE : Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

9. PRE-APPLICATION BRIEFINGS

The following item was a pre-application presentation to the Planning Sub-Committee and discussion of proposals related thereto.

Notwithstanding that this was a formal meeting of the Sub-Committee, no decisions were taken on these items, and any subsequent applications would be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

10. ICELAND, BROOK ROAD, WOOD GREEN, N22

Clerk's note – Councillor Carroll left the meeting at the start of the item.

Representatives for the applicant, and the Planning Officer gave a short presentation on early plans for the scheme.

The Committee raised the following points:

- It seemed that there were not enough parking spaces available for the medical centre, especially as there was no bus route available.
- There was no mention of the Wood Green redevelopment zone, although officers assured the Committee that the application was being prepared in close consultation with the team working on the Wood Green Area Action Plan.

11. UPDATE ON MAJOR PROPOSALS

The Committee considered an update on major planning proposals in the pipeline.

NOTED:

1-6 Crescent Mews

This was in Alexandra Ward.

Gisburn Mansions, N8

No decision had been made as yet, and details of the new planning application would be emailed to the Committee.

Edmanson's Close

Officers would provide Councillor Bevan with an update.

RESOLVED that the report be noted.

12. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee received the report detailing applications determined under delegated powers, and the Chair requested that where Members had questions regarding specific schemes that they should contact officers directly.

RESOLVED that the report be noted.

13. NEW ITEMS OF URGENT BUSINESS

There were no items of urgent business.

14. DATE OF NEXT MEETING

The Chair informed the Committee that the meeting due to be held on 28 March 2017 would be cancelled due to lack of business, and the next meeting would be held on Monday 10 April 2017.

CHAIR: Councillor Natan Doron

Signed by Chair

Date