

**MINUTES OF THE SPECIAL PLANNING SUB COMMITTEE
MONDAY, 25 MARCH 2013**

Councillors: Basu, Beacham, Christophides, Demirci (Chair), McNamara, Meehan, Peacock (Vice-Chair), Reid, Schmitz and Solomon

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC01.	<p>APOLOGIES</p> <p>Apologies were received from Cllr Mallet for whom Cllr Meehan substituted.</p>	
PC02.	<p>HARINGEY LOCAL PLAN BRIEFING</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the briefing on the new Haringey Local Plan Strategic Policies 2013-16 be noted. 	
PC03.	<p>2 CHESNUT ROAD, N17 9EN</p> <p>The Committee considered a report, previously circulated, on the application to grant planning permission for 2 Chesnut Road, N17 9EN for the partial demolition of existing buildings and construction of a new building to provide 64 units of student accommodation. 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 completion of a legal agreement in the form of a unilateral undertaking. The Planning Officer, Valerie Okeiyi, gave a short presentation highlighting the key aspects of the report.</p> <p>The following points were raised in discussion of the application by the Committee:</p> <ul style="list-style-type: none"> • Members sought assurances that sufficient controls were in place to ensure the ongoing use of the development would remain solely student housing and whether restrictions could be put in place to prevent any potential future conversion into hostel/HMO or family accommodation. Officers confirmed that a condition would be attached to approval of the current application prohibiting any development until the developer provided the Council with details of a scheme to ensure the accommodation was used solely by students at an accredited institution and requiring the development thereafter to only be used by full time students at an accredited institution. Any future proposed deviation from this condition in order to convert the development to HMO or family accommodation would require planning permission, with any subsequent application coming before the Planning Committee for determination. The Committee noted this but proposed that condition 6 be further strengthened by adding under the reasons for imposition of the condition that the development was inappropriate for use as an HMO. • Confirmation was provided that 64 bike spaces would be provided in the basement for residents use. 	

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- The Committee expressed general concern regarding how well developers conveyed to prospective residents the restrictions inherent to developments designated as car free schemes. In this case therefore, it was agreed that condition 15 should be amended to require explicit reference to be made within the welcome pack provided to students to the development being car free. At a wider borough level, the Committee asked for that a list of car free developments be added to the Council website to help raise awareness.
- Following on from discussions regarding the relatively low level of student accommodation in the borough, the Committee proposed that it would be valuable to liaise and develop links with other London boroughs with more significant stock, for example to help inform the drafting of Development Management Policies etc.
- In relation to concerns regarding the proximity of the development site to Protheroe House and the potential disruption to residents from construction work, confirmation was provided that officers would take this into account when approving the Construction Management Plan (CMP) for the development. Members also requested that the developer be required to provide wheel washing facilities on site as part of the CMP.

It was requested that an invite be extended to the Committee to view the proposed materials for the development once available. The Committee also asked for an informative to be added regarding consulting local ward councillors and Planning Committee members in the naming of the development.

The Chair moved the recommendation of the report with the additional amendments detailed above to strengthen conditions 6, 7 and 15 respectively in relation to the inappropriate nature of the building as a HMO, inclusion of wheel washing facilities as part of the CMP and reference to the car free designation of the scheme within the welcome pack provided to occupants and addition of an informative around the naming of the development. It was

RESOLVED

- That, subject to inclusion of the additional conditions set out above, application HGY/2013/0155 be approved subject to conditions and completion of a legal agreement in the form of a unilateral undertaking.

CONDITIONS

IMPLEMENTATION

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

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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:

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

PRE-COMMENCEMENT CONDITIONS

Materials

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls 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.

Landscaping

4. Notwithstanding the details of landscaping referred to in the application, a scheme for hard and soft the landscaping and treatment of the surroundings of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Any planting details approved shall be carried out and implemented in 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 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.

Waste Storage

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 and Policy 5.17 'Waste Capacity' of The London Plan.

Student Accommodation

6. No development shall take place until details of a scheme to ensure the development hereby permitted is used solely by students at an accredited institution that is either: (a) accredited by Accreditation UK or the Accreditation Body for Language Services (ABLS), which offer accreditation service for providers of English Language courses; or (b) accredited by the British Accreditation Council (BAC) or the Accreditation Service for International Colleges (ASIC), which offer accreditation for a range of institutions and courses; or (c) inspected or audited by the Quality Assurance Agency for Higher Education, the Office for Standards in Education (Ofsted), HM Inspectorate of Education (in Scotland), Estyn (in Wales), the Education and Training Inspectorate (in Northern Ireland) or the Independent Schools Inspectorate (ISI); or (d) is an overseas higher education institution which offers only part of its programmes in the UK, holds its own national accreditation, and offers programmes of an equivalent level to a UK degree; or (e) is a licensed sponsor under Tier 4 of the UK Border Agency points-based system has been submitted to and approved in writing by the local planning authority. The development shall thereafter only be occupied in accordance with the approved scheme and shall thereafter only be used by full time students at an accredited institution.

Reason: To ensure that an appropriate mix of accommodation is provided in the neighbourhood consistent with the Spatial Strategy for Tottenham and Seven Sisters Neighbourhood set out in Chapter 1 of the Haringey Local Plan and to ensure that the development is not used for other forms of housing for which additional affordable housing contributions might be required consistent with London Plan Policy 3.8 Housing Choice.

Construction Management Plan

7. Details of a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work (including demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Chestnut Road and High Road 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.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic and in the interests of highway safety.

Control of Construction Dust

8. No works shall be carried out on the site until a detailed report,

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including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved in writing by the local planning authority, with reference to the London Code of Construction Practice. Proof of registration that the site or Contractor Company is registered with the Considerate Constructors Scheme must be sent to the local planning authority 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

Sustainable construction

9. The development shall not be occupied until the development has been demonstrated to meet BREEAM Very Good rating.

Reason: To promote sustainable construction in accordance with Chapter 5 of the London Plan.

Green Roof

10. Full details of the green (or “living”) roof shown on the plans shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The green roof submission shall provide the following information:

- a) biodiversity information based with extensive/semi-intensive soils;
- b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum;
- c) appropriate planting species;
- d) identification of additional features such as areas of bare shingle, areas of sand for burrowing invertebrates;
- e) a report from a qualified ecologist specifying how the green roof has been developed for biodiversity with details of landscape features and a roof cross section; and
- f) confirming how human access onto the roof will be restricted to prevent it being damaged.

The green roof must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter.

Reason: To ensure the green roofs are suitably designed to enhance ecology/biodiversity and to reduce the potential for urban heat islands consistent with the London Plan.

Baseline Airwaves Study

11. No construction above first floor level shall take place until the developer has secured:

- the completion of a Baseline Airwaves Interference Study (the Baseline Study) to assess airwaves reception to/from the adjacent police station; and

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- the implementation of a scheme of mitigation works for the purpose of ensuring nil detriment during the construction of the development identified by the Baseline Study, such scheme of mitigation works shall be first submitted to and approved in writing by the Council.

Reason: To ensure that the existing airwaves reception at the adjacent police station is not adversely affected by the proposed development.

Post-Construction Airwaves Study

12. No occupation of the development shall take place until the developer has secured;

- The completion of a Post-Construction Airwaves Study (The Post-Construction Study) to ensure nil detriment to airwaves reception attributable to the development.
- The Implementation of a scheme of mitigation works for the purpose of ensuring nil detriment to the airwave reception attributable to the development. Identified by the Post Construction Study. Such scheme of mitigation works shall be first submitted to and approved in writing by the Council

Reason: To ensure that the existing airwaves reception at the adjacent police station is not adversely affected by the proposed development.

Roof Terrace

13. Notwithstanding the information provided with the application, a detailed plan of the roof terrace shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The roof terrace layout shall be thereafter retained in accordance with the approved detailed plan.

Reason: To ensure that the operation and security of the adjoining police station is not adversely affected by the development and to protect the living conditions of nearby residents.

Secured by Design

14. No development shall commence until details of a scheme demonstrating compliance with the aims and objectives of the 'Secured By Design' and 'Designing Out Crime' principles, have been submitted to and approved in writing by the Local Planning Authority and the scheme thereafter implemented in accordance with those details.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements.

Travel Plan

15. Full details of a travel plan shall be submitted to and approved in writing by the Local Planning Authority prior to any development

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works. Within the travel plan;

a) The developer must appointment a travel plan co-ordinator, working in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.

b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to all new residents.

Reason: In order to maximise the use of public transport.

Restriction on Windows

16. Prior to the occupation of the student accommodation, the windows on the western flank should be restricted so that no windows can be operable above 1.7m and that the windows below 1.7m are obscurely glazed.

Reason: To ensure that the operation and security of the adjoining police station is not adversely affected by the development.

Doors and Windows

17. Notwithstanding the information provided with the application, a detailed plan of the jamb head and cill details of windows and doors at a scale of 1:5 along with elevations of every door and window at 1:20 shall be submitted to and approved in writing by the Local Planning Authority prior to any development works.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area consistent with Policy SP12 of the Haringey Local Plan.

POST-COMMENCEMENT CONDITIONS

Lifetime Homes

18. All the residential units in the development hereby approved shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Council's standards in relation to the provision of Lifetime Homes.

Roof Terrace

19. The communal external roof terrace located at third floor and roof level of the development, hereby permitted shall not be used between 2200 and 0900 hours the following day.

Reason: To restrict the use of the area which would otherwise give rise to condition which would be detrimental to the amenity of occupiers of the development and surrounding occupiers by reason of noise and disturbance, occasioned by the use of this area in accordance with UDP Policy UD3 General Principles.

Student Management Plan

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20. The student accommodation use hereby approved shall not be used nor occupied until details of a management scheme and maintenance plan for the proposed student accommodation has been submitted to, and approved in writing by the Council, The management plan shall include 24 hours on site professional security and the installation and operation of CCTV and detector alarms at roof levels. The student accommodation shall thereafter be managed in accordance with the approved scheme unless agreed in writing by the Council.

Reason: To ensure that the proposed student accommodation does not give rise to conditions which would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance, safety and security and highways congestion consistent with UDP Policy UD3.

INFORMATIVE – Commercial Environmental health

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.

INFORMATIVE – Naming

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) to arrange for the allocation of a suitable address.

PC04.

2 CHESNUT ROAD, N17 9EN

The Committee considered a report, previously circulated, on the application for Conservation Area Consent for 2 Chesnut Road, N17 9EN for the partial demolition of existing buildings and construction of a new building to provide 64 units of student accommodation. 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 Conservation Area Consent subject to conditions.

The Chair moved the recommendations of the report and it was

RESOLVED

- That Conservation Area Consent for application HGY/2013/0154 be granted subject to conditions.

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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	<p>2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been 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> <p>REASONS FOR APPROVAL The demolition of the single storey additions to the original building is acceptable in principle as it does not make a contribution to the character and appearance of the Tottenham Green Conservation Area. Subject to conditions, its demolition is acceptable and accords with the National Planning Policy Framework, Policies 7.8 and 7.9 of the London Plan 2011, Local Plan Policy SP12 and UDP Saved Policy CSV7 'Demolition in Conservation Areas'.</p>
PC05.	<p>DATE OF NEXT MEETING</p> <p>The next ordinary Planning Committee meeting was scheduled for 8 April.</p>

COUNCILLOR ALI DEMIRCI

Chair