

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 13th June, 2016, 7.00 pm - Civic Centre, High Road, Wood Green, N22 8LE

Members: 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

Quorum: 3

3. URGENT BUSINESS (PAGES 1 - 14)

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 14 below.

The Green Town Hall Approach Road N15 4RY - part use of Tottenham Green for Market (Sui Generis).

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8 June 2016

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LATE BUSINESS SHEET

THE ADMISSION OF ANY LATE ITEMS OF BUSINESS IN ACCORDANCE WITH SECTION 100B OF THE LOCAL GOVERNMENT ACT AND IN AGREEMENT WITH CHAIR OF THE COMMITTEE THAT THERE ARE SPECIAL CIRCUMSTANCES THAT REQUIRE THE REPORT BEING CONSIDERED

Report Title: Planning application for use of part of Tottenham Green for a market

Committee: Planning Committee

Date: 13 June 2016

Authorised by: Lyn Garner, Director for Regeneration, Planning and Development

Reasons for lateness and for consideration before the next ordinary meeting of the Committee.

A decision needs to be taken on this application to enable the market to continue operating as permitted development rights will expire prior to the next ordinary meeting on 27 June. The consultation period for the application did not expire until 2 June and as such the application could not be written up in time for the date of agenda publication for 13 June Committee.

If the market needs to cease to operate there will be corresponding effects on traders, standing down contractors, interrupting a fledgling operation at a critical time and removal of a community event.

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REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2016/1304

Ward: Tottenham Green

Address: The Green Town Hall Approach Road N15 4RY

Proposal: Part use of Tottenham Green for Market (Sui Generis).

Applicant: Mr Michael Baldwin - Haringey Council

Ownership: Haringey Council

Case Officer Contact: David Farndon

Date received: 05/05/2016

Drawing number of plans: Site Location Plan; 223_002; Design and Access Statement

1.1 The application falls within land in the ownership of Haringey Council and the applicant is Haringey Council as such the application is being considered at committee because this is required by the current scheme of delegation.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

The principle of the market is considered acceptable as it conforms to Haringey's planning policy to support public events on Tottenham Green.

The market will have a negligible impact on neighbouring amenity/privacy given that it resides on Tottenham Green and therefore is located a significant distance away from any residential dwellings.

The market, given that it will be comprised of temporary stalls and does not propose permanent fixtures, will not be harmful to the character and appearance of the Tottenham Green Conservation Area or surrounding built environment (including the Grade II Listed Holy Trinity Church).

Finally, the market will have no significant impact on highways and parking. Subject to compliance with a management of waste condition, the proposal will also adequately manage refuse and cleansing of the site.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Hours of operation – prohibited before 0900 or after 1700 on one weekend day.
- 4) Number of pitches/stalls shall not exceed 40
- 5) Agreement of waste management plan

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

The application seeks permission to allow a market to be held on The Green (Tottenham Green) all year round for one day per weekend.

The market is to be open for business from 11am to 4pm, with an additional set-up time of 2 hours and a dismantling time of 1 hour. The applicant sets out that the market will comprise of 30 stalls selling food, drink, arts, crafts, and offering community interest information.

The application states that the market will be marked as a community event and will be open to all members of the public. The stalls will be situated along the paved areas of The Green.

3.2 Site and Surroundings

The Green is a triangular section of open space which is located to the east of Town Hall Approach Road, to the west of High Road, and immediately to the south of the Holy Trinity Church on Philips Lane.

The application falls within the Tottenham Green Conservation Area (which in turn is a constituent part of the Tottenham High Road Historic Corridor). The Green is adjacent to the Grade II Listed Holy Trinity Church and is classified as a Historic Park within Haringey's Local Plan.

3.4 Relevant Planning and Enforcement history

There is no relevant planning history for the site.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Tottenham Team Central
LBH Economic Regeneration
LBH Cleansing
LBH Nature Conservation
LBH Parks
LBH Conservation Officer
LBH Licensing
LBH Building Control
LBH Transportation Group
LBH Environmental Health Service – Food & Hygiene
LBH Environmental Health Service - Noise

The following responses were received:

Internal:

1. LBH Economic Development Team provided the following comment: The Economic Development Team are supportive of the Tottenham Green Market.
2. LBH Waste Management Team provided general comments on the application. These included: Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected; arrangements to be made to ensure that waste is collected when market has been closed.
3. LBH Transport Team provided the following comments: Essentially the existing arrangements for loading, unloading and waste/recycling collection arrangements are assumed to continue. Transportation are not aware of any existing issues with the operation of the market, so there are no objections.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

157 Neighbouring properties

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses:

Objecting: 0

Supporting: 130

5.3 The following local groups/societies made representations:

- Friends of Tottenham Green: offered their ongoing support for the market. Recommend provision of recycling and lavatory facilities.

5.4 The issues raised in representations that are material to the determination of the application are and summarised as follows:

- Provides much needed community facility that assists with community cohesion.
- Provides additional footfall for area which is good for local business.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. The impact on the amenity of adjoining occupiers
3. The impact of the proposed development on the character and appearance of the conservation area
4. Parking and highway safety

6.2 Principle of the development

6.2.1 Policy TG1 (Tottenham Green's Civic Heart) of the pre-submission Tottenham Area Action Plan (January 2016) now submitted to the Secretary of State, states that development which serves to improve access to community facilities will be supported. Section D of this policy also states that Tottenham Green will be enhanced through opportunities to use the Green for public events, with markets and fetes being supported

6.2.2 The proposed market that is subject to this application is considered acceptable in principle given that it directly addresses policy TG1 and the desire for public events to be held on the Green. The LBH Economic Development Team also provided a consultation response to the application offering support for the market operation.

6.3 Impact on the amenity of adjoining occupiers

6.3.1 The London Plan 2011 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

6.3.2 The proposed market will occur on one day per weekend throughout the year, between the hours of 11am and 4pm (with additional set-up and dismantling times of 2 hours and 1 hour respectively). The market is effectively situated on an island surrounded by three roads and therefore will be situated a considerable distance from residential dwellings. As such, the functioning of the market will have a negligible impact on the amenity of residents within the vicinity of The Green.

6.3.3 The information submitted within the application states that the market operator will enter into an agreement with Haringey's waste management contractor,

Veolia, to develop a waste management policy to ensure that the park is free of litter following each weekly event. Furthermore, the operator will be required to ensure clear waste management arrangements are in place with traders, alongside the provision of additional bins and recycling units on The Green during the market day.

- 6.3.4 The LBH Waste Management Team were consulted on the application. They also highlighted the need for adequate waste storage arrangements to be provided alongside advocating waste collection upon closure of the market each day. A condition will therefore be attached to the application to ensure that adequate waste management and collection is undertaken.

6.4 Impact on the character and appearance of the conservation area

- 6.4.1 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Policy SP12 states that the Council should ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. Saved Policy CSV5 of Haringey's UDP requires the preservation or enhancement of the character and appearance of the Conservation Area. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

- 6.4.2 The proposed market will see 30 temporary stalls being erected for one day per weekend throughout the year. Given that the stalls will be temporary and that no permanent fixtures are proposed, the market will not be harmful to the character and appearance of the Tottenham Green Conservation Area or the nearby Holy Trinity Church (Grade II Listed).

6.5 Parking and highway safety

- 6.5.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in Draft DM Policies DM31 and DM32.
- 6.5.2 There is no parking available on-site and therefore the applicant has stated that the parking arrangement of Traders is to be made with the Market Operator. The supporting information for the application further states that the Traders will be able to use local car parks to accommodate their vehicles throughout the event

(noting the Westerfield Road car park, Brunswick Road car park and Tottenham Leisure Centre car park).

6.5.3 The LBH Transport Team were consulted upon the application and stated that, given that the market has already been successfully operating and that they were not aware of any transportation/highways related issues, the market operation is considered acceptable. As no objections are raised by the LBH Transport Team, the application is considered to be acceptable with regard to its impact on parking and the highways.

6.6 Conclusion

The proposed market is supported by Haringey's planning policies as it is a public event located on Tottenham Green. Furthermore, it will have a negligible impact on the amenity of residential dwellings and the character and appearance of the conservation area and nearby listed buildings given its location is preserved and no harm is caused. There will be a limited impact on highways and parking and, subject to compliance with condition, the market will also have sufficient provisions for waste management.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s): Site Location Plan; 223_002; Design and Access Statement

Subject to the following condition(s)

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 accordance with the following approved plans and specifications: Site Location Plan; 223_002; Design and Access Statement

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

3. The use hereby permitted shall not be operated before 0900 or after 1700 hours on one weekend day per week and not on any other day.

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

4. The number of pitches/stalls shall not exceed 40.

Reason: In order to prevent the overintensive use of the site and the creation of excessive traffic generation.

5. Within 60 days of the date of decision, the applicant must liaise with Haringey Council's Waste Management Team to establish an agreed waste management plan to enable the appropriate storage of refuse and waste, including provisions for the collection of waste and the cleansing of The Green upon closure of each market day.

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 2011.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Economic Development	The Economic Development Team are supportive of the Tottenham Green Market.	
Waste Management	<p><i>General comments as follows:</i></p> <ul style="list-style-type: none"> - Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required. - Arrangements will need to be made with Veolia and the Tottenham Regeneration Team to ensure that the waste is collected when the market has closed. 	Condition attached to address appropriate waste management
Transportation	<p>This application seeks permission to increase the number of market events allowed for to 52 per year, which will allow the use of Tottenham Green to accommodate a market for one day per weekend all year round. This allowance is to offer maximum flexibility however it is expected that the frequency of the market will likely reduce to monthly during the winter period. At present, 14 market events a year are permitted. It is proposed for the markets to take place on weekends so there are no implications for the traditional traffic peaks.</p> <p>As is understood operation is at present, the market will be open for business from 11am to 4pm, this excludes the required setup and dismantling time which will occur in the 2 hours before and 1 hour following business hours. It will comprise up to 30 stalls selling food, drink, arts & crafts, and offering community interest information. The market will be advertised as a community event and will be open to all members of the public.</p> <p>The markets are to be set up as is existing practice along the paved areas on Tottenham Green. No waiting/loading/unloading occurs nor is permitted from Tottenham Green and Town Hall Approach, vehicles are permitted onto the green itself for set up and take down, otherwise all traders park in one of the locally available car parks (Tottenham Leisure centre, Westerfield or Brunswick Road car parks) as required.</p>	Noted

Stakeholder	Question/Comment	Response
	<p>Essentially the existing arrangements for loading, unloading and waste/recycling collection arrangements are assumed to continue, Transportation are not aware of any existing issues with the operation of the market, so there are no objections to the application from the Transportation perspective.</p>	
EXTERNAL		
Friends of Tottenham Green	<p>I am writing on behalf of the Friends of Tottenham Green to support this application.</p> <p>The Friends of Tottenham Green is a voluntary community association which aims to represent the interests of local people who use the Green and are interested in its upkeep and future. The Friends group was established in 2013 in anticipation of much-needed improvements by the re-landscaping of the West Green, with a view to promoting the long-term preservation of the green and to encourage positive activity by the community, business and public authority.</p> <p>The Friends of Tottenham Green is delighted to support the application for a permanent weekly market on Tottenham Green. The market, which currently operates under a temporary licence, is already well-attended and enjoyed by local residents of all ages, and has added a fun and sociable event to the local calendar. The current market operator has made a particular effort to engage with local groups and organisations, which has resulted in the provision of a range of community activities alongside the commercial stallholders.</p> <p>We are keen both for the continuation of the market operation and for the balance between the events' commercial and community aspects to be maintained. Looking to the future, we would hope that the grant of a permanent licence for the market will help attract more stallholders, broadening the range of produce on offer, and help promote additional events on the Green.</p> <p>On a technical note, however, we consider that the provision of adequate recycling and lavatory facilities are essential to the smooth running of the market, for both stallholders and customers. We are</p>	Noted

Stakeholder	Question/Comment	Response
	also of the view that provision of such facilities would be of benefit to users of the Green on non-market days. We would therefore ask that the council and/or the market operator consider the permanent provision or arrangement of such facilities.	

Appendix 2 Plans and Images

Location Plan

