

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 14 MAY 2012**

Councillors: Basu, Beacham, Demirci (Chair), Erskine, Hare, Peacock (Vice-Chair), Rice, Schmitz and Waters

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
PC154.	<p><b>APOLOGIES</b></p> <p>There were no apologies for absence.</p>	
PC155.	<p><b>URGENT BUSINESS</b></p> <p>There were no items of urgent business.</p>	
PC156.	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no declarations of interest.</p>	
PC157.	<p><b>DEPUTATIONS/PETITIONS</b></p> <p>There were no deputations or petitions.</p>	
PC158.	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <p>That the minutes of the meeting held on 16<sup>th</sup> April 2012 be approved and signed by the Chair.</p>	
PC159.	<p><b>FURNIVAL HOUSE, 50 CHOLMELEY PARK N6 - PROPOSED VARIATIONS TO SECTION 106 AGREEMENT</b></p> <p>The Committee considered a report, previously circulated, which set out the proposal for a variation of the existing Section 106 agreement for the development at Furnival House, 50 Cholmeley Park, N6 as agreed in September 2010. The Committee was advised that the final sentence of paragraph 5.3 of the report should be amended to read “The <i>Transportation</i> contribution will remain the same as existing”.</p> <p>The following points were raised in discussion by the Committee:</p> <ul style="list-style-type: none"> <li>• This was a matter for the Committee’s determination as it related to a planning agreement between the Council and the applicant.</li> <li>• The Committee needed to determine whether the change in the scheme’s viability warranted the proposed reduction in s106 contributions.</li> <li>• The Committee’s legal advisor reported that that the viability assessment submitted by the applicant had been assessed by the Council’s officers and also by an</li> </ul>	

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independent expert to verify the information supplied.

- The return indicated in the viability assessment was significantly lower than the standard expectation of 15-20%, and the viability of the scheme was assessed as marginal.
- It was the view of Council officers that allowing the reduction in the s106 agreement would increase the likelihood of the scheme going ahead, and it was on this basis that the recommendation of the report was that the proposal be approved.
- There had been a material change in circumstances since permission for the scheme was granted, in that works to Listed Buildings were no longer exempt from VAT.
- It was confirmed that the reduction in s106 would reduce the amount of social housing that could be provided, but local and national policy did not permit s106 obligations and the issue of viability to prevent otherwise deliverable schemes from coming forward for development.
- The Committee expressed concern that details of the viability assessment had not been made available for the Committee to examine, in order to make a decision on the basis of all the relevant information, and it was agreed that a public summary of such information should be included in such reports in future. Members were also reminded that they could view the full information by arrangement with the Planning officers and by agreeing to sign a confidentiality agreement.
- The Committee was advised that all s106 agreements were registered as land charges and would transfer with ownership in the event of sale.
- In response to a question from the Committee, it was reported that, were the scheme coming forward for initial approval at this time, a total s106 contribution of approximately £1.2m would be recommended by officers.

Cllr Bevan spoke in objection to the application in his capacity as Cabinet Member for Housing. Cllr Bevan expressed concern that the proposed reduction in s106 contribution would result in three fewer social houses being provided. Cllr Bevan stated that market evidence demonstrated that there had been no reduction in sale values for similar properties, and that his experience in dealing with Homes for Haringey had shown that building costs had in fact reduced in recent years.

The applicants addressed the Committee to advise that they had spent a number of years trying to bring the scheme forward, and that building costs had increased, while sales values had decreased, and there was the additional impact of the new VAT charge on works to listed buildings. It was reported that the viability of the scheme was very tight, and that reducing the s106 contribution would make the difference

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between the scheme happening or not.

Marc Dorfman, Assistant Director, Planning, Regeneration and Economy, summarised the discussion, and suggested that, were the Committee unwilling to accept the recommendation of the report, a decision be made to defer the report in order to enable some of the issues raised to be further addressed.

Cllr Rice moved that the report should be deferred in order to enable Members to see the appropriate information and to therefore discharge their duty fully on the basis of all the relevant facts. This motion was seconded by Cllr Hare, but fell when put to the vote. The Chair then moved the recommendation of the report, and on a vote this was carried.

**RESOLVED**

That the variation to reduce the contributions to the existing s106 Agreement attached to planning permission HGY/2010/1175 for the development at Furnival House, 50 Cholmeley Park, be agreed.

**PC160.**

**638 HIGH ROAD, N17 0AA**

The Committee considered a report, previously circulated, on the planning application in relation to 638 High Road, N17 0AA. The report set out details of the site, the proposal, planning history, relevant planning policy, consultation and responses, analysis, planning obligations, human rights and equalities considerations and recommended that the application be granted, subject to conditions. The Planning Officer gave a presentation outlining key aspects of the report and the Committee then examined the plans and asked questions of officers.

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

- Concern was expressed regarding the adequacy of the waste disposal facilities, as there were problems regarding this issue at other premises in the local area. It was agreed that a condition could be added requiring details of waste management arrangements, and that the proposed space for waste management was larger than in the previous building.
- In response to concerns regarding the design of shop-fronts and advertising, it was confirmed that conditions were proposed in respect of both of these issues.
- It was agreed that an informative could be added in respect of the possibility of having a plaque to indicate the year in which the building was rebuilt.

The recommendation of the report was moved, with the additional

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condition in respect of waste management details and an informative regarding the possibility of having a plaque indicating the year in which the building was rebuilt and it was:

**RESOLVED**

That, subject to an additional condition in respect of waste management details and an informative regarding the possibility of having a plaque indicating the year in which the building was rebuilt, planning application HGY/2012/0427 be granted, subject to conditions.

**EXPIRATION OF CONSENT**

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.

**IN ACCORDANCE WITH APPROVED PLANS**

2. The development hereby authorised shall be carried out in complete accordance with the plans, specifications and other documents listed on the decision letter, which have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

**MATERIALS & EXTERNAL APPEARANCE**

3. The materials and external finishes for the building must be carried out in accordance with the drawings and samples submitted and approved as set out in the approved drawings and submitted samples, unless alternative materials are subsequently approved by the borough council as planning authority in writing.

Reason: In order to ensure a high quality design finish and external appearance of the development in the interest of the visual amenity of the area including the conservation area.

**SHOPFRONTS**

4. The shopfronts hereby approved shall be built in accordance with the approved drawings and retained thereafter unless alternative proposals are subsequently agreed in writing by the council as local planning authority.

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Reason: In order to ensure a high quality design finish and external appearance of the development in the interest of the visual amenity of the area including the conservation area.

**SIGNAGE**

5. Any signage required for the proposed retail unit shall be subject to a separate advertising consent application. Signage shall not be erected on the building without the prior consent of the local planning authority.

Reason: In order to ensure a high quality design finish and external appearance of the development in the interest of the visual amenity of the area including the conservation area.

**AIR QUALITY - VENTILATION TO RESIDENTIAL UNITS**

6. Prior to the occupation of the units within the development hereby permitted, the ventilation system shown on drawings [insert], serving the first, second and third floor residential accommodation shall be completed and shall be permanently maintained thereafter.

Reason: In order to ensure a satisfactory internal living environment for the future occupiers of the residential accommodation.

**CROSSOVER - S278 AGREEMENT**

7. Prior to occupation of the development hereby approved, the applicant shall enter in to a S.278 agreement to contribute £8,588 (Eight thousand five hundred and eighty eight pounds) for improvements relating to the 'reinstatement of pavement and removal of vehicular crossover to the development site post construction.

Reason: To facilitate vehicular access to the development and safeguard pedestrian access.

**CONSTRUCTION AND LOGISTICS PLAN (CLP) AND  
CONSTRUCTION MANAGEMENT PLAN (CMP)**

8. At least 1 month 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. The development shall comply with the submitted Construction Management Plan (CMP) unless an alternative CMP is submitted to and approved in writing by the local planning authority.

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Reason: To minimise vehicular conflict and other environmental factors during construction in order to limit the impacts of the construction of the replacement building on adjoining residents and locality.

**NOISE**

9. The development hereby approved shall comply with BS8233 with regard to sound insulation and noise reduction.

Reason: In order to ensure satisfactory amenity of future residents of the development

**CONSTRUCTION DUST MITIGATION**

10. The construction phase of development shall be carried out in accordance with the Mayor's Best Practice Guidance "The control of dust and emissions from construction and demolition").

Reason: To protect the environment and amenities of the locality.

**CONSTRUCTION HOURS**

11. That noisy construction works i.e. those works audible outside the site 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, unless alternative arrangements are agreed in writing by the local planning authority.

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

**EMPLOYMENT AND TRAINING - LOCAL EMPLOYMENT DURING CONSTRUCTION**

12. To the extent that it is lawfully permitted to do so, the applicant shall use reasonable endeavours to ensure that not less than 20 percent (20%) of the onsite workforce (excluding managers and supervisors) employed during the construction of the development shall be 'local residents'. In the event that achieving 20% proves impracticable for reasons notified in writing to the Council, then a lower figure will be agreed by the council as local planning authority. The applicant shall provide written records of the recruitment process undertaken and the resulting employment outcomes required to fulfil this condition, to the local planning authority, prior to the occupation of the development.

Reason: In order to support local residents in gaining access to employment and training opportunities in the borough.

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**TRAINEES DURING CONSTRUCTION**

13. To the extent that it is lawfully permitted to do so, the applicant shall use reasonable endeavours to ensure that not less than 20 percent (20%) of the on-site 'local' workforce (as set out in condition 12) employed during the construction of the proposed development shall comprise of trainees, In the event that achieving 20% proves impracticable for reasons notified in writing to the Council, then a lower figure will be agreed by the council as local planning authority. The applicant shall provide written records of the recruitment and process and the details of the training provided to fulfil this condition, to the local planning authority, prior to the occupation of the development.

Reason: In order to support local residents in gaining access to employment and training opportunities in the borough.

**WASTE AND RECYCLING MANAGEMENT, STORAGE & COLLECTION**

14. The waste and recycling management, storage and collection provisions for the proposed site shall be carried out in accordance with the provisions set out in the informative below. Should an alternative bin storage arrangements be proposed, details shall be submitted to and agreed by the Local Planning Authority in consultation with Haringey Waste Management Team, prior to occupation.

Reason: In order to ensure satisfactory waste and recycling arrangements.

**INFORMATIVE: "LOCAL RESIDENT":**

'Local Resident' is defined as an individual normally residing within the borough boundary. In the event that after a suitable search, not enough appropriate candidates can be identified within this boundary, candidates normally residing within the North London Sub-Region (as defined in the London Plan) will be accepted. This approach is consistent with Construction Web's approach.

**INFORMATIVE: "TRAINEES"**

For the avoidance of doubt, the trainees should represent 10% of the 'local workforce', and not the workforce on-site as a whole. These trainees can be self employed or sourced from 'local' Small and Medium size Enterprises.

**INFORMATIVE: COMMUNITY CONSULTATION**

The developer shall engage with local residents prior to works taking place on site, meeting with adjoining residents and occupiers at the earliest opportunity.

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**INFORMATIVE: SIGNAGE**

The signage referred to in condition 5 shall be designed in accordance with the relevant plans and policies including any Supplementary Planning Guidance or Documents relevant to signage, conservation areas and Tottenham high Road.

**INFORMATIVE: WASTE MANAGEMENT**

The proposed development of a 4 storey building providing 26 residential units at first, second, third floors will require: 4 x 1100 refuse bins and 2 x 11 recycling bins. The A1 retail floorspace at ground and part basement levels will require 1 x 1100 Bin and 1 x 1100 refuse bin. The A1 retail will need to have in place adequate storage for the 1100 bin which is separate to the storage facilities for the domestic bins provided for the 26 flats. The area will need to be easily accessible for both the business and collection crew as outlined above. The domestic bins will also need to be accessible to both residents and collection crew as outlined above. The Further advice from Haringey Waste Management Team can be provided on request.

**INFORMATIVE - THAMES WATER**

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses 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 Ground Water. 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.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

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.



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**INFORMATIVE - CRIME PREVENTION**

The residential buildings hereby approved 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' & 'Designing Out Crime' principles.

**INFORMATIVE: NAMING AND NUMBERING**

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.

**REASONS FOR APPROVAL**

The reasons for the grant of planning permission are as follows:(a) The proposal is acceptable for the following reasons:I. The design, form, detailing and facing materials are considered acceptable;II. The scheme has been designed sensitively in terms of its relationship with neighbouring properties.III. The proposed development will reinstate a local landmark building result in high quality design which will preserve and enhance the character of the conservation area. (b) The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', HSG1 'New Housing Developments', M3 'New Development Location and Accessibility', M10 'Parking and Development', of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 Conservation and Archaeology, SPG8a 'Waste and Recycling', SPG8b 'Materials' and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents.

Section 106: No

**PC161.**

**555 WHITE HART LANE, N17**

The Committee agreed that, in the absence of any parties wishing to speak in respect of the other application on the agenda, the order of the agenda be varied to take the planning application for 555 White Hart Lane next.

The Committee considered a report on the planning application in respect of 555 White Hart Lane, N17. The report set out details of the proposal and site, planning history, relevant planning policy, consultation and responses, analysis, human rights and equalities, and recommended that the application be granted, subject to conditions. The Planning Officer gave a presentation outlining key aspects of the report, and advised that an additional letter had been submitted by a local resident, stating that the

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points raised in the petition submitted in response to the previous application on the site were still valid, despite the amendments made to the application, and that the operation of the site continued to be very disruptive to local residents throughout the night.

Cllr Bull, ward councillor, and a local resident, Ms Chorley, addressed the Committee in objection to the application and raised the following points:

- The level of noise from the site was unacceptable; the applicant had not engaged with residents at all and ignored complaints. Cllr Bull confirmed that he had personally experienced the noise nuisance emanating from the site, as reported by residents.
- As a result of the previous unauthorised removal of the embankment, there had been significant slippage of residents' gardens, resulting in the collapse of garden structures and trees in places, and large parts of the gardens becoming unusable. This had significantly affected residents' quality of life.
- Anything that would alleviate residents' concerns would be beneficial, and the best outcome would be for the applicant to start to work meaningfully with residents.
- Residents were disturbed by lorries driving on the site throughout the early hours of the morning, particularly travelling over speed humps and making constant noise.
- The proposed parking would be very close to residential gardens, with all the attendant noise and fumes – residents should not have to put up with this level of disturbance.

The Committee asked questions of Mr Holland, the acoustic consultant working on behalf of the Council, and the following points were raised in respect of acoustic matters:

- In response to questions regarding the effective height and recommended materials for an acoustic barrier, Mr Holland advised that the proposed height of 4.4m was significant, and that the material proposed was similar to that used on motorways, which looked like timber, but incorporated specialist noise absorbing material.
- Restricting the use of the hardstanding near to residential properties to domestic vehicles was expected to reduce disturbance caused by lorries, etc on this part of the site.
- It was confirmed that sound insulation of the laundry building was a proposed condition, in addition to the blocking off of the doorway facing residential properties.
- In response to a question regarding the most effective way of addressing residents' concerns regarding noise, Mr Holland reported that replacement of the bund with acoustic fencing, restricting parking and effective management of the site should have an impact. In respect

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of the laundry, which was currently felt to constitute a statutory noise nuisance, blocking the existing opening and ensuring that the side of the building facing residential properties was completely sealed and sound insulated would be essential.

- It was anticipated that the acoustic fencing should last without deterioration for 10-20 years, provided that it was not damaged. It was suggested that a condition could be added in respect of maintenance of the acoustic fence, and setting out the time within which and damage must be repaired.
- Mr Holland advised that the speed hump was a considerable contributor to noise, and it was suggested that a condition could be added requiring the removal of the speed hump. Maurice Richards, Transportation, advised that a horizontal chicane could be used to control vehicle speed on the site.
- It was suggested that the conditions should be worded such that the acoustic fence must be completed before any other work could take place on site.
- It was suggested that a considerate contractor condition be added, in order to ensure that a contact telephone number was made available to residents during works.
- It was confirmed that residents would be notified in writing of the decision of the Committee.

The Chair moved the recommendation of the report, with additional conditions in respect of maintenance and repair of the acoustic fence, the removal of the existing speed hump and considerate construction, and the amended wording of condition 16 such that the acoustic fencing must be completed before any other works on the site were undertaken, and it was:

**RESOLVED**

That, with the addition of conditions in respect of maintenance and repair of the acoustic fence, the removal of the existing speed hump and considerate construction, and the amended wording of condition 16 such that the acoustic fencing must be completed before any other works on the site were undertaken, planning application HGY/2010/1924 be granted, subject to conditions and in accordance with the approved plans and documentation as follows:

Drawing No's: 5061/PLN-009 B; 5061/PLN-005B; 5061/PLN-007B; 5061/PLN-008C Rec 30/4/12; 009D Rec 02/04/12 5061/PLN-020RevA Rec 10/6/11, 5061/PLN-021 Rev A Rec 10/6/11 PLAN C; PLAN D, PLAN E; PLAN F, and subject to the following conditions:

**IMPLEMENTATION**

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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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

**MATERIALS**

3. Notwithstanding the description of the materials in the application, no development shall be commenced 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.

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

**LAUNDRY**

4. Notwithstanding the approved plans, the rear northern vehicular access to the existing laundry shall be removed and replaced with a solid wall and shall be permanently retained as a solid wall. This end elevation in closest proximity to residential property together with the rear elevation of the proposed extension to the laundry shall be insulated to prevent the transmission of noise. Details of material including insulation material and method of construction shall be submitted in writing to the Local Planning Authority and approved in writing and the works approved shall be carried out in accordance with the approval before the development approved can be occupied and permanently retained and maintained to the satisfaction of the Local Planning Authority..

Reason: In order to protect the amenity of the residential property on the boundary of this site.

5. No power tools or machinery audible at the site boundary shall be used at the premises, other than portable hand tools.

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

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property.

6. The fire doors on the northern rear elevation of the Laundry should be fixed shut and only be openable in the case of a fire or emergency. They must not be wedged open for the purposes of ventilation.

Reason: In order to protect the amenity of residential properties along this boundary.

7. All plant, machinery and equipment (including refrigeration and air conditioning systems and extract fans) to be used by reason of the granting of this permission shall be so installed, maintained and operated as to prevent the transmission of noise and vibration into any neighbouring premises.

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

8. From the proposed plant, measured or predicted at 1m from the facade of any residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with methodology contained within BS 4142: 1997. A noise report shall be produced by a competent person(s) to demonstrate compliance with the above criteria, and shall be submitted to and approved by the local planning authority.

Reason: In order that the machinery and equipment used in connection with the proposed permitted use does not give rise to noise and vibration nuisance and detract from the amenity of residential properties

9. Any new plant and associated equipment shall be designed, acoustically insulated and maintained to a level to be at least 5dB(A) below the underlying measured background level when measured at the nearest noise sensitive facade. The development shall not be carried out otherwise than in accordance with the above criteria unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the amenity of the occupiers of adjoining properties and the area generally by preventing noise and vibration nuisance in accordance with Policies UD3 General Principles and ENV6 Noise of the Haringey Unitary Development Plan.

10. The loading and unloading of vehicles shall take place in the new loading bay only.

Reason: To prevent the transmission of noise from the loading bay

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**VEHICLE REPAIR AND MAINTENENCE GARAGE**

11. Notwithstanding the approved plans, the proposed Northern rear door of the garage, in closest proximity to residential properties on Norfolk Avenue shall be replaced with a solid wall. This rear wall together with the roof of the garage shall be insulated to prevent the transmission of noise. Detail of the materials to be used for the construction of the garage together with details of insulation for the roof and walls and method of construction, shall be submitted in writing to the Local Planning Authority and approved in writing and the works approved shall be carried out in accordance with the approval before the development approved can be occupied and permanently retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To protect the amenity of the residential properties at the rear of the site.

12. No panel beating, paint spraying or mechanical car or vehicle drying operation shall be carried out within the maintenance and repair garage the subject of this permission.

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

13. All work of repair to vehicles shall take place within the garage building only.

Reason: In order not to prejudice the safety and free flow of pedestrian and vehicular traffic on the adjoining periphery road and not to prejudice the amenity of residential properties at the rear.

14. The vehicle repair and maintenance garage use hereby permitted shall not be operated before 0900 or after 1700 hours Monday to Friday and not at all on Saturday, Sundays or 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.

15. The vehicle repair garage is to be used only for the servicing of Carlton Laundry delivery vehicles below 7.5 Tons and for this purpose only and shall not only be used to service any other vehicles.

Reason: In order to ensure that the intensity of the use is in accordance with the permission sought and that the amenities

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of adjacent residential properties are not diminished.

**RETAINING WALL AND ACOUSTIC BARRIER AND NEW TREE PLANTING**

16. Prior to the commencement of the development, the detail of the acoustic barrier at the boundary of the site with Thetford close together with details of an acoustic barrier at the rear of Norfolk Avenue; including location, height, appearance and acoustic details shall be agreed with the LPA in writing and implemented in accordance with the agreed details and shall be permanently retained.

Reason: To safeguard the amenity of the occupiers of adjoining properties and the area generally by preventing noise and vibration nuisance in accordance with Policies UD3:General Principles

17. Prior to the commencement of works, a Method Statement must be submitted to the Local Planning Authority for the erection of the new retaining wall and details of methods, materials and construction of the new retaining wall and associated work and approved in writing and implemented in accordance with this plan.

Reason: In order to ensure that the wall is replaced safely and is structurally sound.

18. The works hereby approved shall be carried out to the satisfaction of the Council's Arboriculturalist acting on behalf of the Local Planning Authority to include the following provision: The hawthorn trees, the number and their location shall be agreed with the Council's Arboriculturalist and planted in the first growing season thereafter and replanted if necessary and maintained to the satisfaction of the Local Planning Authority.

Reason: In order for the works to be supervised by the Council's Arboriculturalist to ensure satisfactory tree practice in the interest of visual amenity of the area.

**PARKING AND CIRCULATION**

19. Before the use hereby permitted the proposed on-site parking arrangement shall be laid out and demarcated in accordance with the approved plans titled Plan D (future parking) and Plan F (future parking) and revised plan 5061/PLN-020Rev A, 5061/PLN-021Rev A and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking manoeuvring area, in the interests of highway safety.

20. The applicant should provide a minimum of 15 (fifteen) bicycle

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racks, which shall be enclosed under a shelter.

Reason: To improve conditions for cyclists at this location.

21. The applicant should submit a work place Travel Plan which would include the provision of other cycle facilities such as shower room and locker provision.

Reason: To improve the conditions for cyclist at this location and minimise the traffic impact of this development on the adjoining highway network

22. The parking area on the existing and new hardstanding to the rear of the site shall be used for the purposes of parking domestic passenger vehicles for employees of the Carlton Laundry only and not to be used for any commercial vehicle parking including Carlton Laundry delivery and pick-up vehicles.

Reason: To reduce the noise impact upon local residents which may be caused by commercial vehicle parking

23. The Carlton Laundry vehicles associated with the expansion of the Laundry shall not exceed 7.5 Tons maximum vehicle size.

Reason: To ensure that large heavy goods vehicles do not increase on this site thereby protecting the residential amenity at the rear of the site.

#### MANAGEMENT OF THE SITE

24. Notwithstanding the 'Instruction to Drivers at 555 White Hart Lane' submitted with letter dated 14/4/2012 from Charisma Spatial Planning, a management plan must be submitted identifying how noise and nuisance from moving, parking, stationary or idling vehicles on the site and those entering and leaving the site will be managed and how these measures together with 'instructions to drivers' will be managed and enforced. The management plan must be submitted in writing to the Local Planning Authority, approved in writing and implemented in accordance with the approved management plan.

Reason: in order to minimise the impact of vehicular impact on the amenity of the neighbouring properties at the rear of the site.

#### TREE PROTECTION

25. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the



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branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

**HARD LANDSCAPING**

26. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

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

27. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

**EXTERNAL LIGHTING**

28. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: to ensure the satisfactory appearance of the development.

**WASTE MANAGEMENT**

29. That a detailed 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. The detailed scheme

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shall include:

(a) 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.

(i) Full details of the waste storage areas including elevation plans, dimensions, and materials shall be provided to and approved by the local planning authority.

(j) The applicant shall provide a written legal agreement that the freeholder/ leaseholder signs which stipulate that the occupants are made aware where their refuse and recycling storage is and that they will not dump in White Hart Lane. Once this agreement has been signed and a copy of this signed document will need to be forwarded to Chris Collings contract monitoring officer Environmental Resources.

(b) The managing agents are to have a cleansing schedule in place to remove litter from the internal areas of the site, including cleansing of the waste storage area

Reason: In order to protect the amenities of the locality and to comply with Haringey Waste Management requirements.

Reason: In order to have regard to the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

#### CONSTRUCTION HOURS

30. 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.

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

INFORMATIVE: The applicant is advised that works to the rear fence and gardens of Thetford Close should be implemented when the new structural wall is constructed. The extent of the works are outlined in William. J Marshall & partners revised engineering statement dated 27th May 2011 states 'As part of the works, the existing boundary fence will be repaired/replaced and a gate for access provided. The gardens and structures along the boundary fence will also be reinstated where damaged by the movement of the existing wall.

INFORMATIVE: Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for

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drainage to ground, water courses 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 Ground Water. 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.

**REASONS FOR APPROVAL**

The reasons for the grant of planning permission are as follows: The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', EMP2 Designated Employment Locations-IL', M10 'Parking and Development', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling', SPG8b 'Materials', of the Haringey Supplementary Planning Guidance and Documents.

Section 106: No

**PC162.**

**2 MAIDSTONE ROAD, N11 2TP**

The Committee considered a report, previously circulated, which set out the application for planning permission in respect of 2 Maidstone Road, N11 2TP. The report set out details of the site and proposals, planning history, relevant planning policy, consultation and responses, analysis and human rights and equalities considerations, and recommended that approval be granted, subject to conditions and a S106 Agreement. The Planning Officer gave a presentation outlining key aspects of the report, and advised that the S106 amounts as set out in the report should also include £30k Open Space contributions, taking the total S106 amount to £89,500. It was noted that the application would also be subject to the Mayoral CIL.

The Committee asked question of the officers, and the following points were discussed:

- It was confirmed that there was an existing drop-kerb for access to the site from Brownlow Road.
- In response to concerns regarding the quality and appearance of the building being in keeping with the surrounding area, it was reported that the incorporation of a significant amount of fenestration, the use of the south

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corner of the building as a design feature and the design of the building so that it had a presence on both Brownlow Road and Maidstone Road had been considerations in officers recommending this design for approval.

- The Committee welcomed the proposal for larger, family-sized units in order to address local housing needs.
- In response to questions regarding the space standards as set out in the report, it was confirmed that the proposals were felt acceptable in this regard as they exceeded Haringey's local standards, and also met the London Plan standards for three bedroom, four person flats.
- With regards to parking spaces, it was proposed that the 2-bed flat directly adjacent to the two available spaces on site should be allocated one space, and one of the 3-bed units be allocated the other space. The remaining two 3-bed units would be eligible to apply for a parking permit in the surrounding CPZ, and the rest of the 2-bed flats would be designated car-free.
- It was suggested that the Design Panel might make site visits in future.
- The possibility of removing the concrete slab at the southern tip of the site was discussed, as this would increase the amount of space for tree-planting, and it was agreed that this could be explored.

The Committee examined the plans.

At 9.50pm, the Committee agreed to suspend standing orders to enable the business in hand to be completed after 10pm, if necessary.

The Committee discussed the details of the materials to be used, and it was noted that proposed conditions 3 and 4 ensured that the Local Planning Authority had control of the use of materials.

The recommendations of the report were moved and it was:

**RESOLVED**

- (1) That planning permission be granted in accordance with planning application no. HGY/2011/2220, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

- (1.1) A contribution of £30,750.00 towards educational facilities within the Borough (£14,750.00 for primary and £16,000.00 for secondary) according to the formula set out in Policy UD8

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and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006;

- (1.2) A contribution of £25,000.00 is sought for a range of highway and environmental improvements in the immediate vicinity of the site.
- (1.3) A sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that 5 of the new residential units (Flat No's 2, 4, 5, 7 & 8) shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO);
- (1.4) The S106 to include the provision of one years free membership to a "Car club scheme" for residents of the new development ('car free' units) to help mitigate the lack of off-street parking provision;
- (1.5) An open space contribution of £30,000.00 calculated in line with Haringey Open Space & Recreation Standards SPD;
- (1.6) The developer to pay an administration / monitoring cost of £2,750.00 in connection with this Section 106 agreement.
- (2) That following completion of the Agreement referred to in (1) above, planning permission be granted in accordance with planning application no. HGY/2011/2220 and the Applicant's drawing No's 390611/1, 2C, 3C & 4C and subject to the following 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 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 complete accordance with the plans and specifications submitted

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to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

**EXTERNAL APPEARANCE & SITE LAYOUT**

3. A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

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

4. Window and balcony details including reveal depths for windows, cill and headers shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with such approved details.

Reason: To ensure a satisfactory appearance for the development and in the interest of the visual amenity of the area.

5. Before the development hereby permitted is occupied details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

6. A landscaping scheme for the treatment of the surroundings of the proposed development including the planting of trees, hedging and shrubs in addition to an associated maintenance regime shall be submitted to, approved in writing by the Local Planning Authority. The landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority. Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any

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variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity

7. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority before the residential units are occupied and thereafter carried out in accordance with the approved details.

Reason: To prevent adverse light pollution to neighbouring properties

8. The proposed cycle storage area as shown on the plans hereby approved shall be provided in its entirety prior to the occupation of the development, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with

9. The width of the crossover on to Brownlow Road shall be restricted to a maximum width of 3.75 metres.

Reason: To safeguard pedestrians movement and improve highways safety.

**CONSTRUCTION**

10. 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.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties

11. 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 routeing of traffic around the immediate road network and reasonable endeavours ensure that deliveries are timed to avoid the peak traffic hours.

Reason: To minimise vehicular conflict at this location.

**PERMITTED DEVELOPMENT**

12. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for

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receiving all broadcasts for the residential units created: details of such a scheme shall be 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

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 proposed development will require a waste storage area for 2x 1100 refuse bins and 1x 1100 recycling bin. Bulk waste containers must be located no further than 10 metres from the point of collection and 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.

INFORMATIVE; The site will require will the managing agents to have a cleansing schedule to remove litter from the external areas of the site and cleansing of the waste storage areas. A clear instruction from the managing agents to residents of how and where to dispose of waste responsibly is recommended. The Crime Prevention Department of Haringey Police can provide all aspects of security advice as required. We can be contacted on 020 8345 2167.

**REASONS FOR APPROVAL**

The proposed redevelopment of this site for residential use is considered acceptable as it is compatible with surrounding uses. The siting, design, form, detailing of the residential block is considered sensitive to its surrounding and the character of the area. The proposal will not give rise to demand for additional parking on site nor will it affect the visual and residential amenities of neighbouring occupiers. As such the proposal is considered to be in accordance with Policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008).

Section 106: Yes



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<b>PC163.</b>	<b>NEW ITEMS OF URGENT BUSINESS</b>  There were no new items of urgent business.	
<b>PC164.</b>	<b>DATE OF NEXT MEETING</b>  Monday, 11 June 7pm (tbc)  The meeting closed at 9.55pm.	

COUNCILLOR ALI DEMIRCI

Chair