

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 12 NOVEMBER 2012**

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

MINUTE NO.	SUBJECT/DECISION
PC233.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr McNamara, for whom Cllr Brabazon was substituting.</p>
PC234.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>
PC235.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Brabazon declared a personal interest as Chair of the children's centre area cluster which included the Welbourne Children's Centre. The Legal Advisor confirmed that this was a non-pecuniary interest which would not preclude Cllr Brabazon from participating in the discussion and decision regarding this item.</p>
PC236.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>
PC237.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 8 October 2012 be approved and signed by the Chair.</p>
PC238.	<p>WELBOURNE PRIMARY SCHOOL, STAINBY ROAD, N15</p> <p>The Committee considered a report, previously circulated, which set out the application for planning permission relating to Welbourne Primary School, Stainby Road, N15. 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 that the application be granted, subject to conditions. The Planning Officer gave a presentation setting out the key aspects of the report, and proposed an additional condition relating to local labour, and the Committee then examined the plans and drawings associated with the application.</p> <p>In the absence of any objectors attending the meeting, the Chair exercised his discretion to allow the applicants to respond to questions from the Committee. The following points were raised in the course of questions from the Committee</p>

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to the applicants and planning officers.

- The Committee asked about the impact the removal of the existing mound would have on air pollution levels, given the site's proximity to Monument Way, as it was understood that such mounds played a role in mitigating pollution levels.
- The Committee also asked what measures were proposed to mitigate against pollution from particulate matter, given that the proposed new classrooms were closer to the main road than the existing classrooms.
- The applicants confirmed that the proposed design of the new building was to that the classrooms would face inwards toward the existing classrooms, with the rear of the building shielding them from the road. A 3m high boundary fence and planting were also proposed to offer protection from noise and pollution.
- In response to a question, the applicants confirmed that a desk-based air-quality survey had been submitted as part of the application, but that this was based on levels from the nearest monitoring stations, and not on site. The Committee requested that, were the application granted, a condition be added requiring an air quality survey to be undertaken on site, and a study undertaken by an expert in this field regarding the impact of the removal of the mound on levels of air pollution and the anticipated impact of the mitigation measures proposed in the application, prior to the commencement of works.
- In response to a question regarding the increase in the catchment area for the school following the expansion, it was confirmed that it was not anticipated that there would be a significant increase, as the increased number of school places was primarily to meet local demand within the existing catchment area.
- In response to a question from the Committee regarding the number of lorry-loads it would take to remove the spoil, and the route these vehicles would take, the applicant advised that their contractor estimated that it would take around 150-200 loads to remove the spoil, over a period of two to three weeks, and that the route would be directly onto the A10; access was being arranged with TfL to facilitate this.
- The Legal adviser drew the Committee's attention to proposed condition 7, which addressed some of the Committee's questions around construction issues.
- It was confirmed that at its closest point, the proposed new building would be 4-5m from the main road, and 7-8m away at its furthest point.
- In response to a question regarding the species to be planted between the building and fence, as some species were more appropriate than others for screening, it was confirmed that details such as this were covered by proposed condition 5, and would be considered in conjunction with the Council's arboriculturalist.
- In response to a question regarding the need for an archaeological condition, the applicants advised that they had undertaken borehole sampling as part of the required environmental survey, and on the basis of the findings and historical research undertaken, it was not felt that there was a need for an archaeological survey at the site.

The Chair moved the recommendation of the report, along with proposed additional conditions regarding the requirement for an air quality / particulate

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matter pollution survey being undertaken on site, the submission of a further report on the impact of the proposed pollution mitigation measures, that wheels of construction vehicles be washed prior to leaving the site and that details relating to the use of local labour in the construction process be submitted and agreed by the local planning authority prior to the commencement of the scheme and it was:

RESOLVED

That, subject to the conditions below and additional conditions regarding the requirement for an air quality / particulate matter pollution survey being undertaken on site, the submission of a further report on the impact of the proposed pollution mitigation measures, that wheels of construction vehicles be washed prior to leaving the site and that details relating to the use of local labour in the construction process be submitted and agreed by the local planning authority prior to the commencement of the scheme, planning application HGY/2012/1528 be granted.

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 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. Notwithstanding the description of the materials in the application, 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.

4. Details of a scheme depicting those areas to be treated by means of hard

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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 ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area

5. Notwithstanding any indication on the drawings submitted, details of the acoustic barrier/ fence to be erected along the Monument Way frontage, including landscaping, shall be submitted and agreed by the Local Planning Authority and shall thereafter be erected/installed and permanently retained.

Reason: In order to ensure a satisfactory means of enclosure for the proposed development and the visual interest along Monument Way.

6. Notwithstanding any indication on the drawings submitted, details of a final landscaping scheme for the treatment of the surroundings of the proposed new school buildings including the planting of trees and/or shrubs 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 variation.

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

CONSTRUCTION

7. 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.

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

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise pollution.

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9. The applicant is required to submit a Stage 1 Safety Audit for the creation of the temporary construction access onto Monument Way (A10) prior to its formation.

Reason: In the interests of highway safety.

10. The proposal will require alterations to the public footway in order to cater for the new access arrangements. The applicant shall issue a memorandum of understanding that would secure payment for the required measures.

Reason: To maintain highway safety conditions for pedestrians at this location and create a safe route into the school.

CONTAMINATED LAND

11. Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable: - a risk assessment to be undertaken, - refinement of the Conceptual Model, and - the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

CYCLE PROVISION

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12. The applicant shall provide additional secure sheltered cycle storage to cater for 30 cycles as part of the development and shall review the level of provision in line with demand identified as part of the School Travel Plan.

Reason: To promote more trips by sustainable mode of transport to and from the site.

SUSTAINABILITY/ ENVIRONMENTAL PERFORMANCE

13. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the occupation of the development.

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

SECURE BY DESIGN

14. The development hereby approved shall not commence until details of the measures to show how secure by design accreditation will be achieved have been submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce the risk of crime.

15. That an air-quality particulate matter pollution survey be carried on site and that a further report carried out by an expert in this field regarding the impact of the removal of the mound on levels of air pollution and anticipated impact of the mitigation measures proposed in the application, prior to the commencement of works.

Reason: In order to protect the health of the children occupying the new school buildings.

16. That details of scheme for ensuring that all construction vehicles visiting the construction site shall not leave before their wheels have been washed to remove dirt and debris picked up from the site. That such agreed details are implemented to the satisfaction of the Local Planning Authority from the commencement to the completion of the construction works.

Reason: In order to ensure the safety of the neighbouring highway.

17. That details of a scheme for the use of local labour in the construction process shall be submitted to and approved by the Local Planning Authority prior to the commencement of the scheme.

Reason: In order to ensure that the proposed development contribute to providing local employment in the Borough.

REASONS FOR APPROVAL

The proposal will provide a high quality education facility which will increase

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the supply of school places in this part of the borough. It is considered that the layout, design and external appearance of the development will be in keeping with the setting of the site and the surrounding area. The scheme has been designed sensitively in relation to the constraints of the site, in particular its relationship with Monument Way. The proposal will have no adverse impact on the residential amenity of nearby residents. The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following G1 'Environment', G2: 'Development and Urban Design', G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', and supplementary planning guidance 'PG1a 'Design Guidance and Design Statements', SPG4 'Access for All - Mobility Standards', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG7b 'Travel Plan', SPG7c 'Transport Assessment', SPG8b 'Materials', SPG8c 'Environmental Performance' and SPG9 'Sustainability Statement Guidance'.

Section 106: No

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

PC239. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

PC240. DATE OF NEXT MEETING

Monday, 17 December 2012, 7pm.

The meeting closed at 20:00hrs.

COUNCILLOR ALI DEMIRCI
Chair