

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

Councillors: Beacham, Brabazon, Demirci (Chair), Egan, Hare, McNamara, Reith, Rice, Solomon and Strang

MINUTE NO.	SUBJECT/DECISION
PC01.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllrs Basu, Mallett and Reid. Cllrs Brabazon, Egan and Hare substituted.</p>
PC02.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Demirci identified that item 7, land to the rear of 1-11 the Drive was located within his ward and as such had facilitated and attended a number of meetings with objectors to the development. He stated that therefore he would relinquish the Chair for the duration of the item and take no part in discussions.</p> <p>Cllr Hare identified in relation to item 9, Channing School, that he had undertaken an unaccompanied site visit with one of the residents who had made a representation in response to the application. Legal advice had been sought and it was determined that this visit would not preclude him from taking part in discussions on this item.</p>
PC03.	<p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the minutes of the Planning Committee on 13 January be approved and signed by the Chair.
PC04.	<p>LAND TO REAR OF 1-11 THE DRIVE N11 2DY</p> <p>[In the absence of the Vice Chair, following a vote it was agreed that Cllr Reith chair the meeting for the duration of discussions on this item. Cllr Demirci left the room for the duration of the item].</p> <p>The Committee considered a report on the application to grant planning permission for the development of a terrace of 3x 4 bedroom houses on the site. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions. The planning officer gave a short presentation highlighting the key aspects of the report.</p> <p>The Committee raised the following points in discussion of the application:</p> <ul style="list-style-type: none"> • The availability of the site for development was queried with the land appearing to form part of the rear gardens of adjacent properties on The Drive. Officers advised that the land in question had previously been

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

leased on a 88 year term to the residents of 1-11 The Drive and had been incorporated into their rear gardens until 2009 when the lease expired. It was confirmed that the Council was the freeholder of the land.

- The sustainability of the proposed dwellings were questioned in light of limited details provided by the applicant. Confirmation was provided that the dwellings would be secured by condition to meet Code for Sustainable Homes level 4.

Two local residents addressed the Committee and raised the following points in objection to the application:

- That residents of The Drive had not been notified of this evenings Planning Committee meeting and therefore had not had the opportunity to attend and make representations.
- The leased land had been incorporated into the now mature gardens of the houses on The Drive and reclamation of the land would negatively affect these properties.
- Residents on The Drive had made enquiries to the Council over a number of years to no avail regarding the future of the land with the hope of the land being re-leased or sold to numbers 1-11 The Drive.
- The construction works would cause disturbance and additional costs to neighbouring properties with regards to new fencing etc.
- The potential for the new houses to result in overlooking and loss of privacy and light to neighbouring properties was a concern.
- The development would be out of line with policies to deter 'garden grabbing'.
- Pressures on parking and school places in the area would be exacerbated.

Officers advised that the agenda for the meeting was published within statutory guidelines, that formal notification of the meeting had been sent to residents who had submitted written consultation responses and the local Resident's Association covering the area advised.

With regards to policies covering the development of residential gardens, officers confirmed that the National Planning Policy Framework did not prohibit development on such land but allowed local authorities to put in place policies to control such development where it would cause harm to the local area. The scheme was considered to be appropriate for the site in relation to integration with the surroundings in terms of scale and layout whilst preserving large areas of the existing gardens as open and undeveloped land.

In response to a question from the Committee, officers confirmed that the development had been designed to prevent material overlooking, with no windows to flank walls and separation distances to neighbouring properties exceeding those set out in Council policy. Although the potential existed for the new houses to result in a marginal loss of evening sunlight to neighbouring properties, this was not considered to be a material negative impact.

The Committee queried whether the condition regarding screening to the boundary could be strengthened to reduce any risk of garden overlooking between the new units and neighbouring properties. Officers agreed to add an informative to be read in conjunction with condition 4 requesting details of the new boundary treatment be submitted to the Council and a separate condition

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

covering requiring details to be provided of fencing.

The Chair moved the recommendation of the report including the additional condition and informative relating to boundary treatments and it was

RESOLVED

- That planning application HGY/2013/2396 be approved subject to conditions.

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

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

3. Samples of all materials to be used for the external surfaces of the development 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 to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by the Local Planning Authority.

The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

5.Details of all works to or affecting trees on or adjoining the site shall be submitted to and approved by the Local Planning Authority, and shall be carried out in accordance with the relevant recommendations of BS 3998: 1989 (Recommendations for Tree Work).

Reason: To ensure the continuity of amenity value afforded by the tree(s) in question.

6.Full details of the proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings hereby approved and thereafter implemented in accordance with these requirements.

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

7.Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

8.No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

9.The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

10.Prior to the first occupation of the development hereby permitted the redundant crossover shall be removed and the footway re-instated.

Reason: To maintain pedestrian amenity.

INFORMATIVE: For the purpose of discharging Condition 4 above details of

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

planting/ screening along the rear boundary with the gardens to 1-11 The Drive will need to be included.

INFORMATIVE : Community Infrastructure Levy

The application is advised that the proposal will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £12,600.00 (360 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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.

PC05. 550 WHITE HART LANE N17 7RQ

[Cllr Demirci took the chair for the remainder of the meeting].

The Committee considered a report on the application to grant planning permission for the variation of condition 8 (deliveries, loading and unloading hours of operation) attached to planning permission HGY/2011/0814 in order to extend the delivery hours to units 3, 4 and 5a on the site. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report and drew the Committee's attention to a tabled addendum to the report setting out details of a further 3 representations received since the agenda was published and two additional conditions proposed covering loading/unloading and personal consent.

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

- Members sought assurances that the variation would not result in noise problems, particularly in the early hours, for local residents and whether consideration had been given to the installation of noise reducing panels, in particular where the site backed onto Devonshire Hill Lane. Officers confirmed they were satisfied that sufficient safeguards were in place regarding noise and which was supported by the submission of a noise survey demonstrating that the variation would not breach condition 7 under the extant permission restricting any increase in background noise to below 5dBA. Additionally, a large retaining wall and established vegetation was in place to the rear of the site to reduce noise transmission.
- Clarification was sought on the reason for the imposition of the personal consent condition. Officers advised that this meant the variation would apply only to HSS Hire Service Group Ltd as the current operator of the units and not the land as officers were satisfied that HSS had appropriate

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

processes and procedures in place to minimise the impact on residential amenity such as loading and unloading being undertaken within units only, confirmation on the size of vehicles used etc.

Cllr Bull addressed the Committee and advised that he was unaware of any complaints from his constituents in the local area relating to operations on the site.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/0055 be approved subject to conditions.

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

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

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 new front boundary treatment, including landscaping, have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with such approved detail and prior to the occupation of the industrial units hereby approved.

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

4. Notwithstanding the details shown on drawing No A003 J details of a scheme of hard and soft landscaping including details of the front boundary treatment shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: To ensure a satisfactory appearance to the development.

5. A detailed Waste Management Plan (WMP) (to include details for the disposal, processing, recycling and storage of waste for the units hereby approved, in addition to details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers where applicable, together with a satisfactory point of collection, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building. The operations of each unit shall be carried out in accordance with the approved WMP in perpetuity unless minor variations are otherwise approved in writing by the Local Planning Authority.

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

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

6. Prior to the commencement of construction works on site full details of the all proposed external lighting have been submitted to and approved in writing by the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. Lighting is to be restricted to those areas where it is necessary with additional shielding to minimise obtrusive effects. The approved scheme is to be fully completed and shall be permanently maintained thereafter.

Reason: In the interest of design quality, residential amenity and public and highway safety.

7. Any noise generated by virtue of this development shall not cause an increase in the pre-existing background noise level of more than 5db (A) when measured and corrected in accordance with BS 4142:1967, as amended, titled 'Method of Rating Industrial Noise Affecting Mixed Residential & Industrial Areas'. In this context, the background level is construed as measuring the level of noise which is exceeded for 90% of the time.

Reason: In order to protect the amenities of nearby residential occupiers.

8. No deliveries to be loaded or unloaded in respect of units 1, 2a, 2b, 5b and 6 between the hours of 2100 and 0600 Monday to Saturday or after 1800 hours Saturday until 0600 hours the following Monday, and no deliveries shall be loaded or unloaded in respect of units 3, 4 & 5a after 1800 hours Saturday until 0400 hours the following Monday.

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

9. There shall be no external storage of materials, or construction or placing of racks and bins or other storage containers outside the buildings on site without the prior written approval of the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area.

10. No additional floorspace other than as stated within the application shall be created inside the buildings approved without the prior written consent of the Local Planning Authority.

Reason: To ensure that the car parking provided meets the needs of the buildings approved and that traffic generation does not exceed the allocated capacity.

11. No satellite antenna, apparatus or plant of any sort (including structures or plant in connection with the use of telecommunication systems or any electronic communications apparatus) shall be erected on the roof of any building.

Reason: In order to safeguard the visual amenity of the area.

12. No external lighting shall be installed on the site without the prior written consent of the local Planning Authority.

Reason: In order to safeguard the visual amenity of the area.

13. Units 2a & 2b hereby permitted, as indicated on DWG: A012 shall be restricted to use classes B1 'Business' or B8 'Storage or Distribution' only as

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

defined in the Town and Country Planning (Use Classes) Order (as amended, or any Order revoking or re-enacting that Order) while the other units hereby permitted shall be used solely as specified in the application for classes B1, B2 and B8

Reason: In order to restrict the use of the premises to one compatible with the surrounding area and in interests of neighbouring residential amenity.

14. The designated Site Travel Plan Co-ordinator shall implement the measures as detailed in the Travel Plan submitted as part of the application.

Reason: To minimise the traffic impact of this development on the adjoining highway network and promote sustainable travel to and from the site.

15. Before the development hereby permitted is occupied the parking spaces shown on the approved plans shall be provided and shall not thereafter be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the Local Planning Authority's standards.

16. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

"The greatest reduction in surface water runoff rates that is practicably possible, with greenfield rates being the target.

"The maximisation of Sustainable Drainage Systems (SUDS) on site".

Reason: To minimise the risk of flooding, and to improve and protect water quality.

17. Prior to the commencement of development, details of energy efficient design and the potential for the use of renewable energy sources shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance.

18. Prior to the commencement of development in terms of any unit / building hereby approved, the developer shall provide a copy of the final Building Research Establishment (BRE) certificate confirming that the building design achieves a minimum BREEAM rating of Very Good. The BREEAM Post Construction Assessment shall be carried out on a sample of the development in accordance with an agreed methodology to ensure that the required minimum rating has been achieved.

Reason: In the interests of energy efficiency and sustainability.

19. 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

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

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.

20. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

21. 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 reasonable endeavours ensure that freight and waste deliveries are timed to avoid the peak traffic hours.

Reason: To minimise vehicular conflict at this location.

22. No loading/unloading outside units 3, 4 & 5a of the development shall occur between the hours of 2100 and 0600 Monday to Saturday or after 1800 hours Saturday until 0600 hours the following Monday. For the avoidance of doubt loading/unloading is permitted but must take place within the confines of the building during these times.

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

23. Upon HSS Hire Service Group Limited ceasing to use units 3, 4 & 5a of the development there shall be no loading/unloading of deliveries between the hours of 2100 and 0600 the following day Monday to Saturday or after 1800 hours Saturday until 0600 hours the following Monday.

Reason: To enable the Council to consider any highway and amenity impacts from a different end user at the site which would not otherwise be granted.

INFORMATIVE: The applicant is advised that Condition Nos. 3 (Materials), 4 (Hard and Soft Landscaping), 5 (Waste Management), 6 (External Lighting), 16 (Surface Water Drainage), 17 (Energy Efficiency), 18 (BREAM rating), 20 (Site Investigation) and 21 (Construction Logistics Plan) pursuant to planning application HGY/2011/0814 have been previously discharged by the Council (ref. HGY/2011/2309 & HGY/2012/0082).

INFORMATIVE: The issue of water supply within the site has been considered and in order to provide an adequate water supply for fire fighting, the London Fire Brigade (LFB) recommends the instillation of 2 Private Fire Hydrants in the position indicated in red on the enclosed map. The hydrants should be numbered P100119 and P109079 respectively.

INFORMATIVE: At the present time the London Fire Brigade has a policy of free annual inspections. If you would like your premises to be included in the test programme then please notify the London Fire Brigade, 169 Union Street, London SE1 0LL Tel 0208 555 1200.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

PC06. CHANNING SCHOOL HIGHGATE HILL N6 5HF

The Committee considered a report on the application to grant permission for the variation of condition 2 (plans and specifications) attached to planning permission HGY/2011/1576 to allow a revised basement plan showing an extension at this level by 132 sq.m. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions. The planning officer gave a short presentation highlighting the key aspects of the report and advised that the minor material amendment would require the applicant under a pre-condition to enter into a deed of variation to the current s106 agreement.

The Committee queried whether the basement impact assessment undertaken for the previous approved scheme was still relevant. Officers confirmed that an addendum had been submitted to the original assessment to take into account the proposed extension and which confirmed that it was not considered to present any additional issues to those dealt with under the original proposal. Basement excavation works were already underway onsite with no adverse impacts identified.

An email summarising the key objections of a local resident to the application was circulated to the Committee focussed on the need for a further Hydrological Survey and Basement Impact assessment for the changed plans, concerns that the site was on a spring line, that the increase in volume of the basement was significant and not minor and that mitigation measures for surface water runoff should be in place. Officers reiterated the limited value in the undertaking of an additional basement survey and confirmed research on water courses in the area illustrating that no feeder streams ran near to the site. Clarification was provided that the extension of the basement was not considered significant within the context of the broader scheme.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2013/2287 be approved subject to conditions and a pre-condition that the owners of the application site first have entered into a deed of variation to the current s106 agreement.

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of 24th December 2012, failing which

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

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. Samples of all materials to be used for the external surfaces of the development 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. A final landscaping scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or 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 variation.

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

5. Details of a scheme depicting those areas to be treated by means of new 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 ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. Before the buildings hereby permitted are occupied the windows on the side elevation of the building facing No 112 The Bank shall be glazed with obscure glass only and shall be non-opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties

7. No external lighting, floodlighting or other means of external illumination

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

shall be affixed to the external elevations of the buildings, or placed/erected within the site other than those approved in writing by the Local Planning Authority. Any external lighting or other means of external illumination shall be installed and thereafter retained in full accordance with the approved details.

Reason: To enable the local planning authority to retain control over these matters in the interests of the amenities of the adjoining properties.

TREE PROTECTION

8. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Report & Method Statement.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

9. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist and the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

ENERGY EFFICIENCY / SUSTAINABILITY

10. A supporting statement shall be submitted demonstrating consistency with submitted Energy Assessment including the siting of the PV panels. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the buildings hereby approved.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance.

11. 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

PERMITTED DEVELOPMENT

12. The proposed development shall have a central dish/aerial system for receiving all broadcasts for these buildings hereby approved, 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 protect the visual amenities of the neighbourhood.

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no telecommunications antennae or associated equipment shall be erected on the exterior of this development, without a separate planning permission

Reason: In the interest of orderly development and the visual amenities of the area, and in order to permit the Local Planning Authority to assess the design quality and appropriateness of any such features on the overall streetscape and appearance of the development.

CONSTRUCTION

14. 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 1300 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.

15. Prior to the commencement of work a Construction Management Plan including a scheme for the management of the construction traffic associated with implementing this scheme, shall be submitted to and approved in writing by the Local Planning Authority. The plan will specifically show the how traffic around the immediate road network are routed.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

16. Prior to the commencement of development, drawings and a method statement for the construction of the basements and the protection of the retaining wall along the boundary with No 112 The Bank shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate a means of ensuring the safety and structural stability of this wall throughout the period of the approved works of excavation and construction. The relevant work shall be carried out in strict accordance with the approved details.

Reason: To ensure the special character, architectural interest and integrity of this historic wall is preserved.

17. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: To enable archaeological investigation of the site.

18. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow that person to observe the excavation and record items of interest and finds.

Reason: To enable archaeological investigation of the site.

CONTROLS ON USE

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 FEBRUARY 2014**

	<p>19. The use of the premises for the purposes hereby permitted shall only take place between the hours of 7.00am and 10.30pm on weekdays and, Saturdays and between 9.00am and 10.00pm on Sundays. Reason: To ensure that the use does not prejudice the amenities of occupiers of neighbouring residential properties.</p> <p>20. Prior to the commencement of the use/development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development. Reason: To secure well managed safe community access to the sports facility and, to ensure sufficient benefit to the development of sport.</p>
PC07.	DATE OF NEXT MEETING The next scheduled meeting will be on 10 March.

COUNCILLOR ALI DEMIRCI

Chair