

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 7 APRIL 2014**

Councillors: Basu, Beacham, Demirci (Chair), Mallett (Vice-Chair), McNamara, Reid, Reith, Rice, Solomon and Strang

MINUTE NO.	SUBJECT/DECISION
PC22.	<p>URGENT BUSINESS</p> <p>The Committee's attention was drawn to a tabled addendum setting out amendments to the reports covering item 8, 11 and 12.</p>
PC23.	<p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the minutes of the Planning Committees held on 10 February and 10 March be approved and signed by the Chair.
PC24.	<p>UNIT 10 (B&Q) TOTTENHAM HALE RETAIL PARK BROAD LANE N15 4QD</p> <p>The Committee considered a report on the application to grant planning permission for the demolition of Unit 10 (B&Q) and adjacent garden centre to provide new retail floorspace and reconfiguration of part of the existing car park. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report.</p> <p>Officers confirmed that the applicant had demonstrated that there would be sufficient parking capacity onsite during peak operational periods and that the application would not have an impact on the surrounding highways network.</p> <p>An amendment was agreed to condition 3 to provide the opportunity for the Committee to view samples of materials to be used for the external surfaces of the development prior to final approval being given.</p> <p>The Chair moved the recommendation of the report including the change to the wording of condition 3 and it was</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That planning application HGY/2013/1897 be approved subject to conditions and subject to a s106 legal agreement. <p>IMPLEMENTATION</p> <p>1. The development hereby authorised must be begun not later than the expiration of three years from the date of this permission, failing which the</p>

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permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

DRAWINGS

2. The development hereby permitted shall only be built in accordance with the following approved plans: 9202_PL 200 - 207 including 203 P1, 9202_PL1, 9202_PL2, HPA-786-RD-556, HPA-786-RD-553

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

SAMPLES OF MATERIALS

3. Samples of 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 construction 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 consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

RETAIL

4. The total net sales area of the retail floorspace hereby permitted shall not exceed 5,264sqm.

Reason: To ensure that the development would not have a harmful effect on the vitality and viability of any nearby centres and to comply with London Plan Policy 4.7, Local Plan Policy SP10 and Saved UDP Policy TCR2.

5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no more than 2,340sqm of the total net sales area shall be used for the sale of convenience goods. Reason: To ensure that the development would not have a harmful effect on the vitality and viability of any nearby centres and to comply with London Plan Policy 4.7, Local Plan Policy

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SP10 and Saved UDP Policy TCR2.

Construction Management Plan and Construction Logistics Plan

6. The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Broad Lane and Ferry Lane and the road surrounding the site is minimized. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods. The plans must also include measures to safeguard and maintain the operation of the adjacent bus stand.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

Service and delivery plan

7. The applicant is also required to submit a service and deliver plan (DSP)

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

Electric vehicles

8. A revised parking layout is submitted with electric charging points included in line with the 2011 London Plan requirements (10 per cent of all spaces must be for electric vehicles with and additional 1 per cent passive provision for electric vehicles in the future.

Reason: In order to comply with the London Plan and reduce carbon emission.

HIGHWAYS ACCESS

9. No development hereby approved shall be occupied until such time as the highways scheme as per Drawing 120869/A/02 has been implemented.

Reason: To ensure easy egress from the car park once the Broad Lane has been converted to two-way operation.

CYCLING PROVISION

10. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 24 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

Site Waste Management Plan

11. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To promote a sustainable development consistent with Policies SP0,

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SP4 and SP6 of the Haringey Local Plan 2013.

Construction and Environmental Management Plan

12. No development shall be commenced unless a construction and environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how noise, vibration, air and water pollution, among other impacts on amenity shall be minimised. The development shall be carried out in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to ensure the efficient use of resources and reduce the impact of the proposed

Considerate Constructors

13. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

ENERGY STATEMENT

14. Prior to the occupation of the development hereby the applicant shall provide a further energy statement in order to demonstrate compliance as far as possible with London Plan Policy 5.4. The development hereby permitted shall be built in accordance with the approved energy statement and the energy provision shall be thereafter retained in perpetuity without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.4 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

BREEAM

15. The development hereby approved shall not be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating very good has been achieved for this development,

Reasons: To ensure that the reduction in carbon dioxide emissions is maximised 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.

FUTURE PROOFING

16. Prior to occupation of the development hereby approved, details of the safeguarded connection between the plant room and property boundary, should be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the completed development is future proofed to enable connection to an area wide decentralised energy network to comply with Policies 5.5 and 5.6 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

Sustainable Drainage

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17. No development shall commence until a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

LANDSCAPING

18. No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

WASTE STORAGE

19. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

Lighting scheme

20. No development shall take place until details of the external lighting has been submitted to and been approved in writing by the Local Planning Authority.

Reason: In order to safeguard the amenities of adjoining residential occupiers

INFORMATIVE: Naming & Numbering

The new development will require naming/numbering. The applicant should contact the Transportation Group (tel. 020 8489 1000) at least six weeks before the development is occupied to arrange for the allocation of a suitable address.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

INFORMATIVE: CIL

The applicant 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 £116,375 (3,325 sq.m 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

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for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: Thames water

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

INFORMATIVE: Waste Water

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. Connections are not permitted for the removal of groundwater. 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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

INFORMATIVE: Waste Storage

The applicant is advised that in relation to condition 14 bulk waste containers must be located no further than 10 metres from the point of collection. 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. If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required. All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them. 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. The additional unit space being proposed will possibly result in the increase of waste being generated from the site. As such the current refuse storage and collection arrangements may need to be reviewed. The attached proposal does not make any mention on what effect the proposed development will have on waste storage and collection and if there is currently enough capacity for any proposed increase in development. It is a legal requirement for businesses to ensure adequate lawful arrangements for the storage and collection of waste are in place. Failure to have adequate measures in place is an offence contrary to the Environmental Protection Act 1990.

INFORMATIVE: District heating

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In respect of condition 11 the applicant is advised to consult the Greater London Authorities District Heating Manual for London.

INFORMATIVE: Health & Safety

The applicant is advised that the new retail area that is being built will require the traffic route for pedestrians and vehicle movements to be separated for safe pedestrian access to and from the car park to prevent the risk of injuries. Clearly visible signs and safety markings are therefore required. A revised written Risk Assessment is also required to include the use of the Car Park and identify any changes in the use of the premises and any significant hazards. The Building Designer will need to consider and take into account the adjacent premises that may be affected by the reduction of available natural light and further consider if there will be an impact.

INFORMATIVE:

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

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.

PC25. IMAGE HOUSE, STATION ROAD N17 9LR

The Committee considered a report on the application to grant planning permission for a 96 bed hotel (Class C1) including a restaurant/bar, 3 disabled car parking spaces and 6 dedicated cycle spaces. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The Committee were referred to the tabled addendum report setting out details of a representation received from Transport for London, a letter of support from a local resident and a number of minor amendments to proposed conditions and informatives. The Committee's attention was also drawn to an error within the report regarding the transportation comments, with the correct version set out within the addendum report.

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

- The degree of flexibility in terms of the selection of final materials was

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queried in consideration of restrictions due to Premier Inn branding. Officers advised that the high quality design submitted went beyond the standard design commonly utilised by the hotel chain and that the application had gone through the Council's Design Panel process through which amendments had been made. In addition, officers would have final approval under condition of the samples of materials for the exterior in conjunction with input from the Committee.

- A concern was raised regarding the 9 storey height of the proposed hotel. Confirmation was provided that the height was in accordance with the refreshed Tottenham Hale masterplan and was considered to be acceptable for the site.
- The allocation of the £30k community facilities and environmental improvements s106 contribution between public realm improvements such as the Green Link, and improvements to Down Lane Park was questioned. It was advised that provisionally £20k of funding would go towards the Green Link, with the remainder to the Park. Members requested an amendment to the wording for this Heads of Terms so that the entire £30k was allocated to improvements to Down Lane Park unless all the money was not required.

A local resident addressed the Committee in support of the application and raised the following points:

- The design of the development was high quality and sympathetic to the local area.
- The hotel should be encouraged to recognise Haringey's designation as a Fairtrade borough and ensure supplies where possible were compliant with this.
- The employment opportunities generated in the local area were welcome.

Representatives for the applicant and Premier Inn addressed the Committee and raised the following points:

- The development would be a catalyst for the ongoing regeneration of the area.
- Premier Inn had been secured as a tenant on site for a 25 year period.
- Significant work had gone into creating a high quality design with full input provided by the Planning Service and Design Panel.
- The applicant was committed to local employment during and post construction, with a strategy currently being developed to facilitate this as a s106 obligation in conjunction with the local recruitment partnership and the Council's Business Employment Team. In response to a question from the Committee, officers confirmed that local employment requirements were most appropriately secured as a s106 obligation as opposed to being conditioned. Confirmation was provided that a limit would not be imposed on the post construction commitment to local employment. Members requested that an informative be added to encourage Premier Inn hotel chain to deliver the highest level of local employment feasible post construction.

The Committee requested that consideration be given to ensuring HGV drivers onsite during and post construction undergo cycle awareness training. Officers advised this could be included as an informative appended to the Construction Management Plan condition.

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The Chair moved the recommendation of the report including the additional informatives requested covering the maximisation of local employment and HGV driver training and the amendment to the allocation of the community facilities s106 contribution and it was

RESOLVED

- That planning application HGY/2014/0498 be approved subject to conditions and subject to a s106 legal agreement.

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of three years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

DRAWINGS

2. The development hereby permitted shall only be built in accordance with the following approved plans: L01 A, L02 A, A01 A to A04 A, SK100 A to A01 A SK100 A to SK107 A

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

SAMPLES OF MATERIALS

3. Samples of 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 construction 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 consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 2 months (two months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on the Station Road and the roads surrounding the site is minimised. During the construction/ refurbishment of the building, no construction vehicles shall load/ unload/ wait/ pick up/ drop off away from the TLRN (The Hale and Ferry Lane) at any time. Vehicles movements should be carefully planned and co-ordinated to take place outside the AM and PM peak hours where possible.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

Service and delivery plan

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5. Prior to the occupation of the development hereby approved the applicant shall submit a service and delivery plan (SDP) for the written approval of the Local Planning Authority. The SDP shall be implemented and permanently retained thereafter.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

CYCLING PROVISION

6. The development shall not be occupied until the cycle parking spaces for users of the development, have been installed in accordance with Drawing SK 101 A. Such spaces shall be retained thereafter for this use only.
Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

Crossover

7. The necessary works to remove the existing crossover and reconstruct the footways will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed.
Reason: To ensure that the proposed development will not impact on pedestrian's amenity.

Construction and Environmental Management Plan

8. No development shall be commenced unless a construction and environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how noise, vibration, air and water pollution, among other impacts on amenity shall be minimised. The development shall be carried out in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to protect the amenities of the locality and to ensure the efficient use of resources and reduce the impact of the proposed

Considerate Constructors

9. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.
Reason: In the interests of residential amenity.

ENERGY STATEMENT

10. The development hereby permitted shall be built in accordance with the energy and sustainability statements and the energy provision shall be thereafter retained in perpetuity, no alterations to the energy or sustainability measures shall be carried out without the prior approval, in writing, of the Local Planning Authority.
Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

FUTURE PROOFING

11. Prior to commencement of the development, full details of the single plant room/energy centre, CHP and Boiler specifications, thermal store, communal network and future proofing measures, including details of the safeguarded

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connection between the plant room and property boundary, should be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the completed development is future proofed to enable connection to an area wide decentralised energy network to comply with Policies 5.5 and 5.6 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

BREEAM

12. No later than 3 months from the date of completion of the development hereby approved a certificate which certifies that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating very good has been achieved for this development shall be submitted to and approved in writing by the Local Planning Authority.

Reasons: 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.

PILING METHOD STATEMENT

13. The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which: provide details on all structures

accommodate the location of the existing London Underground structures and tunnels accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

FLOOD RISK MANAGEMENT PLAN

14. Prior to the occupation of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Planning Authority. The FRMP shall include details of how the design will incorporate elements of resilience to prevent water ingress, protection of key building services (electricity and heating), safe evacuation methods, assembly point, arrangements to relocate guests without recourse to local authority support and an agreed monitoring programme. Thereafter the FRMP shall be implemented.

Reason: To ensure that adequate evacuation arrangements are in place at times of flood in the interests of public safety and to comply with Paragraph 103 of the NPPF and Local Plan SP5.

Sustainable Drainage

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15. Prior to the commencement of construction works a scheme of surface water drainage works including an appropriate maintenance regime shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

ARCHAEOLOGY

16. A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The site investigation and post investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition in accordance with a timetable to be submitted to and approved by the Local Planning Authority.

Reason

Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

Site Waste Management Plan

17. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

REFUSE & WASTE STORAGE

18. Within 2 months of the commencement of construction works a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

THAMES WATER

19. Prior to the commencement of construction of the development hereby approved an impact study of the existing water supply infrastructure shall be submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

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Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand

Combustion and Energy Plant

20. Prior to installation of the Combined Heat and Power unit and water heaters, details of the NOx emissions should be submitted to an approved in writing by the Local Planning Authority. All gas fired plant shall be of the lowest NOx technology available in order to reduce such emissions unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMAs) as required by The London Plan Policies 5.3 and 7.14.

21. Prior to the occupation of the development hereby approved an impact study of the existing water supply infrastructure shall be submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand

INFORMATIVE: Naming & Numbering

The new development will require naming/numbering. The applicant should contact the Transportation Group (tel. 020 8489 1000) at least six weeks before the development is occupied to arrange for the allocation of a suitable address

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

INFORMATIVE: CIL

The applicant 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 £60,445 (1727 sq. m 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.

INFORMATIVE: London Underground

The applicant is advised that the site is situated above London Underground Victoria line tunnel; therefore London Underground (LUL) should be consulted with the actual construction proposal prior to construction commences on site. This ensures no LUL asset would be compromised

Informative: Travel Plan

The applicant is advised that their travel plan should be developed in accordance

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with latest TfL's guidance for travel planning.

INFORMATIVE: Waste Water

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. Connections are not permitted for the removal of groundwater. 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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

INFORMATIVE: Asbestos Survey

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE: Food and Hygiene

The applicant is advised to contact The Council's Environmental Health Food and Hygiene regarding registration, kitchen layout & construction and extract ventilation.

INFORMATIVE: Crossover

In respect of condition 7 the applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out before works commences on site.

INFORMATIVE: District heating

In respect of condition 11 the applicant is advised to consult the Greater London Authorities District Heating Manual for London.

INFORMATIVE: Archaeology

In respect of condition 17, written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

INFORMATIVE: Watching Brief

A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

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

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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.

PC26. GLS DEPOT, FERRY LANE LONDON, N17 9NF

The Committee considered a report on the application to grant a variation of condition 2 (approved drawings) attached to planning application HGY/2012/2210 for minor alterations consisting of shifting the building footprint by 50cm, an increase in height by 15cm and alterations to internal layout, elevations, materials and landscaping. 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 the variation subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report.

Members requested that for future variation application, in the interest of clarity, the Committee be provided with more detailed CGI images clearly illustrating the variations sought to the design compared to that originally approved.

The Chair moved the recommendation of the report and it was

RESOLVED

- That the variation sought under planning application HGY/2014/0565 be approved subject to conditions.

TIME LIMIT

1. The development hereby permitted shall commence within two years of the date of the original reserved matters permission ref: HGY/2012/2210.

Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

DRAWINGS

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
1145_0010 Rev B, 1145_0100 Rev C, 3461-PL(02)301, 1362/001A, 1362/002A, 3461-PL(03)201, 3461-PL(03)202, 3461-PL(03)210, 3461-PL(03)211, 3461-PL(03)212, 3461-PL(09)100, 3461-PL(09)101 and Energy Statement October 2012.

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

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MATERIALS

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved in pursuant to condition 1 of planning permission HGY/2012/1897 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. All approved materials shall be erected in the form of a samples board to be retained on site throughout the works period for the development and the relevant parts of the works shall not be carried out other than in accordance with the approved details.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

INFORMATIVES:

The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

The applicant is reminded of the other obligations of the grant of outline planning permission including an obligation to conduct a travel plan.

The applicant is recommended to ensure that materials are from sustainable sources. e.g. the hardwood planters should be FSC sourced.

The landscaping scheme should provide three benches as part of the hard landscaping scheme and as shown on 1362/002...

PC27.

TYNEMOUTH GARAGE, TYNEMOUTH ROAD N15 4AT

The Committee considered a report on the application to grant planning permission for the demolition of existing garages and erection of 7 x two storey, three bedroom dwellings. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. It was updated that following the Member site visit, an additional condition had been added to require the applicant to undertake an acoustic survey for the

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site covering the nearby London Underground ventilation shaft structure and to implement any mitigation measures identified.

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

- It was queried whether granting the application would establish a precedent in the area for front facing dormer window designs. Officers advised that this feature was acceptable under the current application as the site was located opposite a health centre and not residential units.
- Further assurances were sought regarding the potential issue of noise nuisance caused by the ventilation shaft. Officers confirmed that no complaints had been recorded from residents in the vicinity identifying this as an issue and that the additional condition would be sufficient to mitigate any noise issues identified such as through the provision of triple glazing etc.
- The loss of employment from the closure of the garage operation onsite was questioned. Officers advised that the applicant had failed to provide any details in this regard but that on balance, the benefits of the application outweighed the small potential loss of employment due to the residential nature of the site, an oversupply of workshops in the east of the borough and the provision of new family size housing.

The applicant addressed the Committee and raised the following points:

- The existing car garage operation on site, possibly operating illegally, caused nuisance to the local area. In relation to the potential loss of employment from the demolition of the garage, it was advised that garage units were available locally on the Markfield Estate for relocation purposes.
- A number of properties were located directly opposite the ventilation stack and had, as far as known, not reported any issues regarding noise.
- There was a degree of flexibility with regards to the selection of final materials for the development in discussion with the Planning Service.

Cllr McNamara proposed a motion, seconded by the Chair, to defer the application on the grounds that improvements could be made to the design. The legal officer provided advice on the ramifications of this course of action. At a vote, the motion was lost.

An amendment was agreed to condition 3 to provide the opportunity for the Committee to view samples of materials to be used for the external surfaces of the development prior to final approval.

The Committee asked for an amendment to condition 4 to include reference to landscaping as well as materials be submitted and approved by the Planning Authority with the reason being to ensure they were in keeping with the local area.

It was also agreed to include an informative to encourage the applicant to consult local ward Councillors in the naming of the development.

The Chair moved the recommendation of the report including the amendments to condition 3 and 4 and additional informative covering the naming of the development and it was

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RESOLVED

- That planning application HGY/2013/1249 be approved subject to conditions and subject to a s106 agreement.
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 Section 91 of the Town & Country Planning Act 1990 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 provisions of Part 1 Schedule 2 of the Town and Country Planning General Development Order 1995 (or any subsequent re-enactment), no development including all domestic extensions/alterations to the development hereby permitted shall be carried out without the prior written consent of the Local Planning Authority
Reason: To safeguard residential amenity and the appearance of the new development
 4. Notwithstanding the description of the materials in the application, no development shall take place until precise details of the materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
 5. Prior to the occupation of the development hereby approved details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, shall be submitted to, and be approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works are to be completed prior to occupation of the development and shall be permanently maintained to the satisfaction of the Local Planning Authority thereafter.
Reason: In the interest of public safety and security and to protect the visual amenity of the locality
 6. No development shall commence until a construction management plan (CMP) and construction logistics plan (CLP) have been submitted to and approved in writing by the Local Planning Authority. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Dorset Road would be minimised. It is also requested that construction vehicle movements are coordinated outside the peak network operational hours.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and Highways network.

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7. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to, and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 cycle parking spaces per unit, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport.

8. Prior to the occupation of the development hereby permitted the redundant crossovers shall be removed and the footway re-instated. Additionally, the existing on-street controlled parking bays forming part of the Seven Sisters Controlled Parking Zone shall be extended across the sites whole roadside frontage onto Tynemouth Road. The necessary works, which will also require the removal of an existing on-street loading bay will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed.

Reason: In the interests of highway safety and to maintain on-street parking facilities within the vicinity of the site.

9. The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:

- provide details on all structures
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

10. a) No development shall commence until 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.

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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.

11. No development shall commence until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved in writing by the Local Planning Authority. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent the Local Planning Authority prior to any works being carried out on the site.

Reason: To minimise loss of amenity to neighbouring residential premises during the construction of the development.

12. Prior to installation details of the boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have drNOx emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution.

13. Prior the occupation of the development hereby permitted, a Building Research Final Code Certificate confirming that the development has achieved not less than a Code 4 level for Sustainable Homes shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high level of sustainability

Informatives:

a) *Positive and proactive manner*

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In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

b) *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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water - 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.

c) *Transportation*

Crossover - The proposed development requires redundant crossovers to be removed and the existing on-street controlled parking zone bay be extended. The necessary works and amendment to the traffic management order will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Street numbering - The new development will require numbering. The applicant should contact the Local Land Charges team at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address

d) *London Underground*

The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting

e) *Environmental Health*

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Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

f) CIL

The application is advised that the proposed development 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 £27,440 (£35 x 784sqm). 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.

PC28. ALEXANDRA PALACE, ALEXANDRA PALACE WAY, N22 7AY

The Committee considered a report on the application to grant planning permission for the improvement of path network, resurfacing Network Rail access road, installation of new trees and plants, installation of new fence and gates and new railings. 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. The Committee's attention was drawn to the tabled addendum detailing an amendment to the officer recommendation to include the granting of listed building consent as well as planning permission and making any permission conditional on receiving confirmation from the Garden History Society that they had no objection to the application.

The planning officer gave a short presentation highlighting the key aspects of the report.

Clarification was requested on a number of the points raised in the letter submitted by a local resident in response to the application. Officers confirmed that the bridge and benches referenced would be retained and at the Campsbourne nursery area, the removal was proposed of 8 trees to improve safety but replacement planting of 12 mature trees and meadow planting would be undertaken.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning permission and Listed Building Consent be granted for planning applications HGY/2014/0559 and HGY/2014/0560 subject to no objection being received from the Garden History Society.
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.

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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 information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.
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. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.
Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
- INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

PC29.

6-8 BROWNLOW ROAD N11 2DE

The Committee considered a report on the application to grant planning permission for the erection of a four storey block comprising 2 x 3 bed flats and 6 x 2 bed flats. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The Committee were advised of a number of amendments and additional conditions contained within the addendum report.

The Committee sought clarification regarding the submission of a previous planning application for a development to the rear of the site. Confirmation was provided that an application had been granted in 2012 for the land to the rear of 6-

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8 Brownlow Road for the erection of two bungalows. The applicant clarified that the site was large, with the two plots held in separate ownership. Both applications had been developed to respect the other, with screen planting to be provided between the two plots, although the bungalow had yet to be constructed.

The applicant confirmed that a certified Japanese knotweed company would be commissioned to survey and treat any of the plant found on the site, with works covered by a 10 year guarantee. Confirmation was provided that landscaping to the front garden would be secured by condition.

The Committee suggested that in determining the final palette of materials for the development, the scheme built on the junction of Maidstone and Brownlow Roads should be referenced as an exemplar in terms of design.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2013/2511 be approved subject to conditions and subject to a s106 legal agreement.
- (1) That planning permission be granted 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 £11,317.77 towards educational facilities within the Borough (£5,450.93 for primary and £5,866.84 for secondary) according to the formula set out in Policy UD8 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006;
 - (1.2) 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 8 of the new residential units (Flat No's 1, 2, 3, 4, 5, 6, 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);
 - (1.3) The S106 to include the provision of two 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;
 - (1.4) The developer to pay a administration / monitoring cost of £1050.00 in connection with this Section 106 agreement. This gives a total amount of £22,011.70.
 - 12.2 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no. HGY/2013/2511 and the Applicant's drawing No's 01 Rev B; 02 Rev A; Site Location Plan; Sustainability Report dated 28 November 2013; Design and Access Statement dated 28 November 2013; and subject to the following conditions:

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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 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.
4. 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.
Reasons: 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.
5. Before the first occupation of the extension hereby permitted, all flank wall windows (north and south elevations) shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.
Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.
6. No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.
Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
7. 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 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

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development.

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. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.
Reason: To protect the general amenities of surrounding neighbours and the environment during construction generally.
9. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the term as of the approved piling method statement.
Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure with the proposed piling having the potential to impact on local underground sewerage utility infrastructure.
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.
12. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.
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.
13. 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

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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.

14. 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.

15. 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.

16. Prior to the commencement of any work on site, a survey of any knotweed on the site and full details of a scheme for its eradication and/or control shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of the development.

Reason: To protect the visual amenity and ecology of the site and surrounding area generally.

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE 3: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, 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 groundwater. 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.

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INFORMATIVE 4: 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 5: The site will require 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.

INFORMATIVE 6: Community Infrastructure Levy. The application is advised that the proposed development 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 £9,275.00 (265 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.

COUNCILLOR ALI DEMIRCI

Chair