

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

Councillors: Ahmet (Chair), Akwasi-Ayisi, Beacham, Bevan, Carter, Gunes, Mallett (Vice-Chair), Patterson and Rice

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC01.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Basu.</p>	
PC02.	<p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the minutes of the Special Planning Committees on 30 September, 7 October, 28 October and Planning Committee on 13 October be approved as an accurate record. 	
PC03.	<p>THE ALEXANDRA 98 FORTIS GREEN N2 9EY</p> <p>The Committee considered a report on the application to grant planning permission for the conversion of the public house with ancillary accommodation above to provide 2 x3 bed single family 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.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. The Committee's attention was drawn to a tabled addendum setting out details of a ministerial statement and accompanying guidance made on 28 November announcing a number of changes to national policy regarding s106 planning obligations for small scale developments. Officers identified that the ministerial statement constituted a material consideration to which the Committee would need to have regard in determining the application. The addendum also set out details of further representations received. It was additionally advised that an application had made on 8 December to designate the pub an asset of community value. The Council had an 8 week deadline within which to determine the application.</p> <p>A number of objectors addressed the Committee as well as a written statement read out on behalf of a local resident unable to attend, and raised the following points:</p> <ul style="list-style-type: none"> • The pub currently as well as historically represented an important meeting space for local people and was considered to be an important heart of the community and local asset. • There were no other traditional pubs located in the vicinity. • The pub had been run as a viable and successful business over many years, with no evidence provided by the applicant that this position had changed. The last landlord, who had run the pub for 10 years until its closure at the beginning of the year, had confirmed that the business had been financially viable. 	

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

- The freeholder was selling the site at short notice to a speculator in order to make money from the change of use to residential with limited concern on the impact on the local community.
- The redevelopment would make no contribution to the area as a local asset and would only provide one additional residential unit above that currently provided.

Cllr Berryman addressed the Committee as a local ward councillor and made the following points:

- The pub had been run as a successful business for years including through the recession.
- The redevelopment would not provide affordable housing but two high value units on a street already containing several new residential developments.
- Businesses in the local parade were already suffering from the closure of the pub.
- Over 1500 local residents had signed a petition against the proposed change of use of the pub, with the campaign making the front page of the local newspaper.

A number of supporters, including a representative for the applicant, addressed the Committee and made the following points:

- The scheme would have a positive impact on the amenity of surrounding residential properties as the pub had been the subject of complaints over the years from local residents about noise and antisocial behaviour.
- The site was unsuitable for the siting of a pub being surrounded by residential properties, with no garden or parking provision.
- There was a long history of noise complaints and enforcement action against the pub particularly since the granting of a late licence and the implementation of the smoking ban. Following subsequent investigations, a number of enforcement letters had been sent to the landlord regarding the breaching of licence conditions.
- The pub had not been run as a community pub for years as evidenced by the marketing of drinks promotions and illegal barbeques.
- There was already a family pub in the area, the nearby Clissold Arms, which benefitted from garden space, was wheelchair accessible and made efforts to liaise with local people regarding issues such as hours of operation.
- Haringey Council did not have a specific policy covering the protection of pubs so the viability of the business was irrelevant.
- The Conservation Area would be enhanced by improvements to the front of the building.

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

- Clarification was sought on the policy basis for the proposed change of use. Officers confirmed that the Council did not have a specific policy covering the protection of pubs. The proposed change of use to residential was considered acceptable when assessed against current development plan policies and bearing in mind the limitations of the building for a pub operation and the location of another pub directly opposite the site.
- Further elucidation was sought from the Conservation Officer on her professional view of the scheme. The officer outlined concerns over the

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

potential loss of vibrancy within the Conservation Area from the closure of the pub at both a visual and community level, as well as historically from the link to the old brewery.

- The impact of any granting of an asset of community value designation was questioned. Officers confirmed that this did not impact on the determination of the application put before the Committee.

The Chair moved the recommendation of the report. In response, Cllr Carroll put forward a motion, seconded by Cllr Carter, to refuse the application on conservation grounds. At a subsequent vote, the motion to reject the application was carried and it was

RESOLVED

- That planning application HGY/2014/1543 be refused on conservation grounds.

PC04. 270-274 WEST GREEN ROAD, LONDON, N15 3QR

The Committee considered a report on the application to grant planning permission for the demolition of the two storey building with D1 use on the ground floor and residential use (C3) on the upper floor and erection of a part three, part four storey building to provide A1 and D1 uses on the ground floor with ancillary office space and 9 residential units on the upper floors (6 x 2 bed and 3 x 3 bed flats) and associated works. 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's attention was again drawn to a tabled addendum setting out details of the recent ministerial statement and accompanying guidance setting out changes to national policy for s106 planning obligations for small scale developments and which constituted a material consideration to which the Committee would need to have regard in determining the application. The Chair sought clarification on the applicant's intentions regarding the s106 contribution in light of the ministerial statement. The applicant's agent confirmed that the contribution set out within the report would stand.

Concerns were raised over the single aspect nature of some of the residential units and front elevation balconies facing onto a busy road. The applicant's representative advised that a private courtyard space was planned to the rear of the development to provide additional amenity space. Confirmation was provided that the larger family units benefitted from dual aspects.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/3175 be approved subject to conditions and subject to a s106 legal 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

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

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 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. 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 development.

5. No development shall take place until a detailed scheme for the provision of commercial refuse and waste storage and recycling facilities and waste collections have 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.

6. No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of :

a) parking and management of vehicles of site personnel, operatives

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

and visitors

- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. 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 Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: To safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

8. Prior to the first occupation of the hereby approved nine (9no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.

9. The dwellings hereby approved shall achieve a carbon reduction in CO2 emissions of at least 40%. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that this reduction has been

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

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.

10. No building shall 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 'Excellent' has been achieved for this development,

Or

Evidence that each element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level Excellent shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the development.

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.

11. At least one (1no) of the hereby approved nine (9no) residential units shall be wheelchair accessible or easily adaptable for wheelchair use unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Haringey Local Plan 2013 Policy SP2.

12. No impact piling shall take place until a piling method statement (detailing 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 in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement .

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

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: Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwgriskmanagement@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

INFORMATIVE 3: Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

INFORMATIVE 4: 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 Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE 5: 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 6: Community Infrastructure Levy. The application is advised that the proposed development will be liable for the Mayor of London's CIL and Haringey's Local CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £37,030.00 (1,058 sqm of retail/office and residential floorspace x £35.00) and the Haringey CIL charge will be £11,595.00 (773sqm of residential floorspace x £15.00). 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 7: The London Fire Brigade strongly recommends that

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

sprinklers are considered for this development. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

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. 332-334 HIGH ROAD N15 4BN

The Committee considered a report on the application to grant planning permission for the demolition of the existing two storey building and redevelopment of site to provide a six storey block comprising of 2x commercial units (Use Class A2/A3/B1) to the ground floor and 9x self-contained flats (Use Class C3) to the upper levels. 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. A correction was made to an error contained within the report to paragraph 2(2) which should read '...to be completed *January 2015* or within such time.....'

The Committee's attention was again drawn to a tabled addendum setting out details of the recent ministerial statement regarding changes to national policy for s106 planning obligations for small scale developments and which constituted a material consideration to which the Committee would need to have regard in determining the application. The Chair sought clarification on the applicant's intention regarding the s106 contribution in light of the ministerial statement. The applicant's agent confirmed that no instruction had been received from the applicant directing any amendment to the figure set out within the report.

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

- Concerns were raised over the level of redevelopment in the immediate area. Officers advised that the building proposed was lower than the adjacent building and had a stepped down design. The density of the development was also towards the lower end of density guidelines.
- In response to concerns regarding the management of deliveries of construction materials to the site due to its location, assurances were provided that submission and approval of a Construction Management Plan and Construction Logistics Plan would be secured under condition.
- Clarification was sought on the Housing Enabling Team's objections to the affordable housing contribution and housing mix of the scheme. Officers advised that the Planning Service did not support their view as the affordable housing contribution was policy compliance based on the submission of a viability assessment. A preferred housing mix was difficult to achieve due to the small number of units in the scheme.
- Members queried whether a buy to let restriction could be imposed on the development. Officers advised that this would not be feasible.

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

- Members requested that the Committee be given the opportunity to view the proposed materials for the scheme. Officers agreed to notify the Committee when the samples were available for viewing although it was advised that this would be outside of the meeting schedule to avoid delaying construction.
- Following a request from Members, officers agreed to amend condition 3 to require samples of internal, lattice style shutters to be submitted for approval by the Council.
- In response to concerns regarding waste management arrangements for the site, confirmation was provided that approval was required of plans for refuse and waste storage.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/1105 be approved subject to conditions and a s106 legal agreement.
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 & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
 2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the approved plans; 826/01 A, 02A, 03E, 04B, 05B, 06B, 07B, 08 to 826/09,
Reason: To avoid doubt and in the interests of good planning.

PRE-COMMENCEMENT CONDITIONS

Materials

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter be implemented in accordance with the approved samples.
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.

Boundary Treatment

4. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.
Reason: In the interest of the visual amenity of the area and residential

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

amenities of neighbouring occupiers.

Levels

5. The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.
Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

Waste Storage

6. 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 Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17 'Waste Capacity' of The London Plan.

Contaminated Land

7. a) A building ventilation strategy shall be carried out which shall consider natural ventilation, mechanical ventilation and mixed-mode ventilation and identify the best available ventilation mode to reduce exposure to air pollution and sent to the LA for approval. The strategy should take into account the Building Regulations 2000, Approved Document F (Ventilation) and the Domestic Ventilation Compliance Guide, as well as guidance provided by the Chartered Institution of Building Services Engineers (CIBSE), including Guide A: Environmental Design and Minimizing Pollution at Air Intakes. A balance must be struck between ventilation to improve air quality indoors versus air tightness to improve energy efficiency performance. The ventilation must address the pollutants of concern of PM10 and nitrogen dioxide.
b) Using the information in the ventilation strategy and prior to the commencement of works on the development, details of the ventilation or other plant shall be submitted to and approved by the Local Planning Authority prior to installation. Details should include full specifications of all filtration, deodorising systems, noise output and termination points. The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter.
Reason: To protect the amenity of future occupants against poor air pollution

Control of Construction Dust:

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: In order to ensure that the effects of the construction upon air quality is minimised

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

- Combustion and Energy Plant:
9. 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 dry NOx emissions not exceeding 40 mg/kWh (0%). Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by The London Plan Policy 7.14.
- Construction Management Plan and Construction Logistics Plan
10. Full details of a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for TfL and local authority's approval three months prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on the A10 High Road Tottenham would be minimised. Due to the importance of A10, on-going lane closure would not be permitted by TfL for the construction of the development. The footway and carriageway on this road is not blocked during construction. Temporary obstructions must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on this road. In addition, no skips or materials should be kept on the footway or carriageway at any time. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.
- POST-COMMENCEMENT CONDITIONS
- Service Delivery Plan
11. Full details of a Service and Delivery Plan (SDP) for the local authority's approval prior to occupancy of the proposed development. The Plans should provide details on how servicing including refuse collection and deliveries will take place. It is also requested that servicing and deliveries should be carefully planned and coordinated to avoid the AM and PM peak periods.
Reason: To reduce traffic and congestion on the transportation and highways network
- Code for Sustainable Homes
12. 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.
- BREEAM
13. No building shall be occupied until a final Certificate has been issued certifying that BREEAM rating 'Excellent' has been achieved for this

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

development

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.

Extract Duct/Flue

14. Prior to the implementation of the permission, details of any extract fans or flues shall be submitted to and approved by the Local Planning Authority prior to commencement of use".

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

Aerial

15. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all 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 protect the visual amenities of the neighbourhood.

Restricted Use Class

16. The development shall be occupied as Class A2/A3/B1 and for no other purpose, including any purpose within Class A1 of the Use Classes Order 1987.

Reason: In granting this permission the Local Planning Authority has had regard to town centres as a priority over out of town centres for retail development.

Restricting Betting shops

17. The permitted use within Use Class A2 of the Town & Country Planning (Use Classes) Order 1987 (as amended) shall not include the use as a Betting Office.

Reason: In order to protect the amenity of occupiers of the development and surrounding occupiers.

Restricted use of the communal external roof garden

18. The communal external roof garden located at fifth floor level, hereby permitted shall not be used between 2100 and 0900 hours the following day.

Reason: In order to protect the amenity of occupiers of the development and surrounding occupiers.

Lifetime Homes

19. The residential units hereby approved shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Council's standards in relation to the provision of Lifetime Homes.

Tree Protection

20. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

the purposes of the development hereby approved, details of the specification and position of the fencing for the protection of any retained tree to comply with BS 5837: 2012 - Trees in relation to design, demolition and construction - Recommendations 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 installed prior to the commencement of any development hereby approved and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the written consent of the Local Planning Authority.

Reason: In order to ensure the safety and well being of the trees on the site during construction works that are to remain after building works are completed consistent with London Plan Policy 7.21, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan.

- i. 1.Thames Water
- ii. 2.Secure by Design
- iii. 3.Asbestos Survey
- iv. 4. Hours of Construction
- v. 5. Community Infrastructure Levy
- vi. 6. Community Infrastructure Levy
- vii. 7. The new development will require numbering

INFORMATIVE 1 – Thames Water

Minimum pressure is required in the design of the proposed development.

INFORMATIVE 2 –Secured by Design

The new homes would benefit from the Secured by Design standards, particularly for the narrow strip of land that has been left underdeveloped to maintain access to the residential unit should be screened off from the footpath if possible

INFORMATIVE 3 – Asbestos Survey

Prior to refurbishment 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 4 - 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

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

and not at all on Sundays and Bank Holidays.

INFORMATIVE 5 - 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 £29,750 (850 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 6 - Community Infrastructure Levy

The application is advised that the proposed development will be liable for Haringey's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £12,750 (850 x £15). 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:6 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.

PC06. WOODSIDE HIGH SCHOOL, WHITE HART LANE N22 5QJ

The Committee considered a report on the application to grant planning permission for the construction of a single classroom extension located at first floor level over part of an existing terrace. 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.

The Committee raised concern over the non attendance of a representative for the applicant to answer any questions regarding the application and the quality of pictures provided within the report pack. Officers apologised for the oversight in not inviting the applicant in this instance and agreed to discuss with the Council's Education Team the securing of attendance for future school applications. With regards to drawings provided, a particular standard could not be insisted on although this point would also be fed back to the education team.

Officers agreed to secure under condition the tying in of the extension with the existing building.

The Chair moved the recommendation of the report including the additional condition above and it was

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

RESOLVED

- That planning application HGY/2014/ 3096 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. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.
Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality 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 is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on White Hart Lane and the residential roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid school drop-off and collection times and the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network and in the interests of highway safety.

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.

PC07.

UPDATE ON MAJOR PROPOSALS

The Committee considered an update on major planning proposals in the pipeline.

Members emphasised the importance of the level of s106 contributions for the

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

	<p>Hale Wharf scheme in recognition of the level of development in the area and subsequent associated pressure in the locality. Officers advised that this would be covered under the draft Tottenham Area Action Plan Development Plan Document which will be submitted to Cabinet in January.</p> <p>In response to a request, officers agreed to explore the potential for revising the s106 legal agreement for the Furnival House application to reflect the uplift in property values since the application was approved.</p> <p>RESOLVED</p> <ul style="list-style-type: none">• That the report be noted.
PC08.	<p>APPLICATIONS DETERMINED UNDER DELEGATED POWERS</p> <p>The Committee considered an update report on applications determined under delegated powers between 30 October and 30 November 2014.</p> <p>RESOLVED</p> <ul style="list-style-type: none">• That the report be noted.
PC09.	<p>DATE OF NEXT MEETING</p> <p>The next Planning Committee was scheduled for 19 January 2015.</p> <p>The Chair advised that a Special Regulatory Committee would likely be required in January to consider a number of urgent reports including draft development plan documents and approval of pre-application charges.</p> <p>It was additionally advised that the St Ann's planning application was likely to be submitted to a Special Planning Committee in February.</p>

COUNCILLOR AHMET

Chair