

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 5TH SEPTEMBER, 2016, 7pm

PRESENT:

Councillors: Natan Doron (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Toni Mallett, Jennifer Mann, Peter Mitchell, James Patterson and Ann Waters

11. FILMING AT MEETINGS

RESOLVED

- That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.

12. DECLARATIONS OF INTEREST

Cllr Basu identified in relation to item 7, 37a Markfield Road, that he was a local ward councillor.

13. MINUTES

In relation to the 27 June minutes, clarification was sought as to whether a condition requiring improvements to the boundary treatment at Broadwater Lodge had been added to the permission. Officers confirmed that an informative to this effect would be added following a request at the meeting and as detailed within the minutes.

Cllr Bevan sought an update on the funding arrangements for the potential health centre proposed for the Hawes and Curtis scheme on Green Lanes with concern the burden would fall to the Council. Officers confirmed that the comments raised on this issue at the pre-application session had been noted. An NHS funding bid had been submitted for the centre but should the bid be unsuccessful, the application would likely come forward without an affordable housing contribution in order to realise the health centre provision.

RESOLVED

- That the minutes of the Planning Committees held on 13 June, 27 June and 11 July be approved.

14. 37A MARKFIELD ROAD, LONDON N15 4QF

The Committee considered a report on the application to grant planning permission for the adaptation of the existing warehouse building (B1/B2/B8 use) to artist recording & work pods (B1), various office sublets (B1), enclosed performance space (Sui Generis) and cafe/bar (A4) with associated amenity spaces and external alterations (amended description). 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 a s106 Legal Agreement and subject to conditions.

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

A number of objectors to the application addressed the Committee and raised the following points:

- The area was an established industrial area with a number of heavy commercial businesses in operation including a waste disposal depot and as such was not an appropriate location for a licensed premises. Should the application be approved, there would be a long term impact on the nature of the area, with a shift away from heavy industry land use.
- The increased footfall in the area from the new venture gave rise to concerns over a health and safety risk to pedestrians from the operation of heavy plant equipment and HGVs directly opposite the site. A number of local businesses held road sweeping contracts resulting in HGV movements throughout the 24 hour period.
- Concerns were raised over the scale of the licensed premise proposed incorporating a 300 seat performance space and that this would exacerbate existing problems with traffic movements, parking pressure and anti-social behaviour including littering in the vicinity.
- There were a number of more appropriate sites for a licensed premises available within the borough including on nearby Fountayne Road.
- Regeneration approaches for South Tottenham were generally supported especially increasing employment floorspace but the focus of the application appeared to be the licensed venue and not the work units.
- The area already suffered from large scale illegal parties.

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

- Clarification was sought from the transport officer regarding the health and safety risk to pedestrians from HGV movements in the area. In response, it was advised that this risk was minimised by the 2m footways in place to both sides of the road which allowed pedestrians to walk safely in the area. With reference to concerns raised around traffic and parking, the site had very good access to public transport services including close proximity to two tube stations and the applicant was required to submit a travel plan setting out plans to encourage the use of sustainable transport.
- Further information was sought on the requirements for the venue under licensing legislation and the link to the planning permission. Officers advised that licensing and planning were separate legislative regimes but that under the planning permission, conditions would be imposed on the hours of operation and the floor area for the performance space, which at approximately 10% of the total floorspace of the scheme, was not considered to be the dominant use.
- Clarification was sought from officers on the planning policy position for the South Tottenham industrial area. Officers advised that the application reflected the general shift seen across London from heavy industrial to more mixed activities in industrial areas. The scheme would include a significant amount of B1 business space and was projected to result in an intensification of current employment levels on site and as such was deemed an acceptable land use by officers and policy compliant.

Representatives for the applicant and a supporter of the application addressed the Committee and raised the following points:

- The scheme would be beneficial in providing creative and collaborative workspace for the music industry both for recording and live performance and as an accessible entertainment venue.
- The applicant would be seeking a premise licence to determine the licensable hours for the venue.
- The application would preserve employment floorspace, create jobs and help put Tottenham on the map as a music destination.
- The applicant was committed to encouraging sustainable transport including the provision of cycle parking.
- The scheme was being funded by the Arts Council England and the Opportunity Investment Fund.
- Commercial units in the area were hard to let with the rent levels generally prohibitive for heavy industry and as such, the scheme would be beneficial to existing businesses in the vicinity.
- The scheme remained commercial in nature albeit not traditional heavy industry and as such was a pragmatic option in an area unsuited for residential conversion.

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

- Clarification was sought on the number of jobs to be created onsite. The applicant advised that 2 full time and 4 part time posts would be onsite after 12 months above those supported by the work pods. The applicant was working with officers in the Council to focus on offering jobs to local people.
- Clarification was sought on the seating capacity of the performance space. The applicant responded that this had yet to be formalised inline with the fire risk assessment and premises licence application but was projected to be around 150.
- In response to a question, confirmation was provided that a metal lattice type security shutter was currently in place and would be retained.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/1377 be approved and that the Head of Development Management be authorised to issue the planning permission subject to the conditions, informatives and signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms.
- That the s106 Legal Agreement referred to above is to be completed no later than 31/10/2016 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- That, following completion of the agreement referred to above within the time period provided for above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.
- That delegated authority be granted to the Director/Assistant Director-Planning to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in the officer report (and to authorise

any such changes requested by the GLA) and to further sub-delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.

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 approved plans comprise drawing nos (list). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

3. The approved uses in the detailed planning permission are as follows:

Ground Floor Use Classes: cafe/ bar (A4), recording studios (sui generis), performance space (sui generis))

First Floor: Offices (B1a)

a) The floor area of both the cafe/ bar and live performance space shall not at any time be enlarged and shall not exceed the floor areas indicated on the drawings hereby approved.

b) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order

1987, and the Town and Country Planning (General Permitted Development) Order 1995 (as amended), there shall be no change of the particular use of the recording studios or offices hereby approved.

Reason: In order to control the nature of cafe/ bar and entertainment uses on the site and in order to ensure the uses are compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The cafe / bar and performance space use hereby permitted shall not be operated before 11:00 hours or after 23:00 hours Monday to Thursday, before 11:00 hours or after 03:00 hours Fridays and Saturdays and before 11:00 hours or after 23:00 hours Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

5. No development shall start until details of servicing, loading, unloading (and turning) of vehicles has been submitted and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2011 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.

6. 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 10 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.

7. No development shall take place until details of a travel plan showing how patrons will access the site by more sustainable transport modes has been submitted to and approved in writing by the local planning authority. The plan must show measures that will be used to promote more sustainable modes of transport and how such measures will be managed once the development has been first implemented. The approved travel plan shall be implemented prior to first occupation of the development hereby permitted.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.

8. 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.

9. Prior to installation details of the gas boilers to be provided for space heating and 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 20 mg/kWh (0%).

Reason: As required by The London Plan Policy 7.14.

10. Details shall be submitted for the approval of the Local Planning Authority before any development is commenced, to demonstrate that the sound reduction index of the separating party [floor/ceiling][walls], R_w , will achieve the following criteria with windows shut and other means of ventilation provided: * The background $L_{90,15min}$ linear noise level in any one third octave band from 50Hz to 160 Hz, and also the overall Linear L_{90} level, as previously measured inside a habitable room of the nearest affected premises with windows closed, shall not be increased when the amplified music or speech is played and the measurement is repeated at the same position, using L_{90} linear over any 5 minute period with the background and source operating together.

Reason: To protect the living conditions of occupiers of nearby properties, in accordance with policies

Informatives:

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

INFORMATIVE : The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. 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. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.

INFORMATIVE : 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.

INFORMATIVE: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

INFORMATIVE: Prior to demolition of any existing structures or 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.

15. LOCK UP GARAGES CLINE ROAD N11 2NE

The Committee considered a report on the application to grant planning permission for the demolition of the existing lock-up garages and construction of 9 residential units (comprising 6 x 4 bed town houses, 2 x 2 bed flats, and 1 x 1 bed flat) and 87.9sq metres of commercial floor area with associated access road, parking areas and cycle stores. 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 attention of the Committee was drawn to a tabled addendum setting out an additional condition imposing restrictions on the installation of satellite antennas and a correction to the CIL charges.

In response to questions from the Committee, officers confirmed that the flats were all dual aspect and that the proposed ridge height was inline with properties on Torrington Gardens.

Clarification was sought as to whether Homes for Haringey had been approached regarding potentially managing affordable housing provision onsite. Officers advised that they were working with Homes for Haringey to find a suitable scheme where this could be achieved but that this needed to be planned in at an early stage, and as such had not been feasible for the current scheme.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/0558 be approved and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a s106 Legal Agreement providing for the obligation set out in the Heads of Terms.
- That the s106 Legal Agreement referred to above is to be completed no later than 31/10/2016 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- That, following completion of the s106 agreement within the time period provided for above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

- That delegated authority be granted to the Director/Assistant Director - Planning to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in the officer report (and to authorise any such changes requested by the GLA) and to further sub-delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
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 Town and 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 following approved plans:
PAR-199-SUR-001, Lifetime Homes Assessment, Ecology Appraisal, Transport Statement v2, Planning Statement, Viability Report, 1341/1, GS-2440995 Radon Report, GS-2440996 Site Contamination Report, GS-2440997 small scale report and GS 2440997 large scale report received 15/02/16, PAR-199-PA-102B Drained Sustainability Report Rev B and Air Quality Report received 01/06/16, Energy Statement Rev A received 26/06/16, and PAR-199-PA-101E, PAR-199-PA-100D and PAR-199-PA-001D received 11/07/16
Reason: To avoid doubt and in the interests of good planning.
 3. Prior to commencement, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Cline Road and the roads surrounding the site is minimised. The construction vehicle movements shall 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.
 4. Before development commences other than for investigative work:
 - a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
 - b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be

submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval.

- 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 in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey UDP.

5. 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 in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.

6. 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 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 0800 009 3921 to discuss the details of the piling method statement.

7. No works shall be carried out on the site until a Dust Management Plan (DMP), detailed the management of demolition and construction dust, has been submitted and approved by the LPA and thereafter the development shall only be implemented and carried out in accordance with the approved DMP.
Reason: As required by the London Plan 2015 Policy 7.14.
8. Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.
Reason: As required by the London Plan 2015 Policy 7.14.
9. Prior to installation details of the gas 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: As required by London Plan 2015 Policy 7.14.
10. The development hereby permitted shall be built in accordance with the approved renewable energy statement and the energy provision shall be thereafter retained in perpetuity unless agreed in writing by 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 2015, emerging Policy DM21 of the DM,DMP (pre-submission version January 2016), and Policies SP0 and SP4 of the Local Plan 2013.
11. Details of a scheme for the storage and collection of refuse from the herby approved commercial unit shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority prior to the commencement of the commercial use.
Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey UDP 2006 and Policy 5.17 of the London Plan 2015.
12. No development shall take place until a detailed surface water drainage scheme for Site, which is based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus 40% for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall include details of its maintenance and management after completion and shall subsequently be implemented in accordance with the approved details before the development on Site is occupied.

Reason: Mechanism for the detailed drainage proposals to be approved as the scheme is developed.

13. No construction works (excluding demolition) shall commence until further details of the design methodology, implementation, maintenance and management of the sustainable drainage scheme have been submitted & approved in writing by the Local planning Authority. Details shall include:-
 - (a) Methodology and reasoning for SuDS flows and volumes proforma determination enabling full assessment that the allowable thresholds have been achieved have been submitted to and approved in writing by the Local Planning Authority.
 - (b) Management and maintenance plan for the lifetime of the development, management by Residents Management Company or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime 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 and emerging Policy DM25 of the DM,DMP (pre-submission version January 2016).
14. 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 UDP 2006.
15. 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 any new residential unit.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.
16. Details of a scheme depicting those areas to be treated by of hard and soft landscaping shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details. Any trees which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

17. The cycle parking facilities shown on the approved plans shall be provided prior to first occupation of the dwellings hereby approved and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2015 and Policy SP7 of the Haringey Local Plan 2013.
18. Prior to first occupation of the development, hereby approved, a survey report on the electricity sub-station shall be submitted to and approved in writing by the Local Planning Authority. The report shall include an assessment of the associated electromagnetic field and noise generated by the sub-station, by reference to relevant standards Planning Officer Delegated Report and studies, and any mitigation measures that may be required. Thereafter all works shall be carried out in accordance with the details approved.
Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey UDP.
19. Notwithstanding the provisions of the the Town and Country Planning (General Permitted Development) (England) Order 2015, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the commercial unit shall be used as a B1 business use only and shall not be used for any other purpose unless approval is obtained to a variation of this condition through the submission of a planning application.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Saved Policy UD3 of the Haringey UDP 2006.
20. Notwithstanding the provisions of the the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking or re-enacting that Order, no roof extensions, or rear extensions shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.
Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2015 and Saved Policy UD3 of the Haringey UDP 2006.
21. The development hereby permitted shall not be occupied until such time as the existing crossover has been removed and the footway reconstructed. The necessary works to re-construct 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 safeguard the integrity of the local highways network, facilitate travel by sustainable mode of transport in particular by pedestrians.
22. All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2010

(as amended) (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of wheelchair accessible homes and to comply with Haringey Local Plan 2013 Policy SP2 and the London Plan 2015 Policy 3.8.

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.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £39,550.00 (1,130m² x £35 as up-rated for inflation x 1.229) and the Haringey CIL charge will be £186,450.00 (1,130m² x £165 as up-rated for inflation x 1.054). 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: 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.

INFORMATIVE : The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes.

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. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.

INFORMATIVE :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.

INFORMATIVE: 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 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

INFORMATIVE: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

INFORMATIVE: 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.

INFORMATIVE: 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.

16. TOTTENHAM HALE STATION STATION ROAD N17 9LR

The Committee considered a report on the application to grant permission for a stopping up order to facilitate installation of a row of 6 temporary retail units for A1 and A3 uses which was granted Planning Permission on 10 August 2015 for use until 31 December 2017, plus 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 approval of the stopping up order.

The planning officer gave a short presentation highlighting the key aspects of the report. The report also sought authorisation to delegate all powers regarding the stopping up or diversion of highways in relation to development control to the Director/Assistant Director for Planning, subject to any application which the Director/Assistant Director for Planning in consultation with the Chair considers should be referred to the Planning Committee for consideration.

The Chair moved the recommendation of the report and it was

RESOLVED

- That the stopping up order be approved and that the Assistant Director Planning is authorised to take all the necessary steps required with (and to further sub-delegate this power), including to give notice of, deal with objections to, if objection(s) made to arrange for any inquiry, and to make with or without modifications or not to make, and give notice of accordingly, the order’.
- To delegate all powers regarding the stopping up or diversion of highways in relation to development control (and the ability to further sub-delegate these powers) to the Director/AD for Planning, subject to any application which the Director/AD in consultation with the Chair considers should be referred to the Planning Committee for determination.

17. UPDATE ON MAJOR PROPOSALS

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

The Committee raised the following points:

Land at Brook Road (Iceland site)

In response to a question, officers confirmed that the site had been identified as a potential location for a GP surgery.

864 High Road N17

Cllr Bevan identified to officers that a number of local residents had made damning comments on the quality of the application.

Keston Centre

In response to concern about the impact on parking of this development, the Chair identified that comments could be raised at the next Planning Committee when the application was coming forward as a pre-application briefing.

Edmanson’s Close

Clarification was sought on as to whether the existing building onsite was listed and concerns raised over potential changes to the exterior from the redevelopment and the re-provision of elderly accommodation. Officers agreed to double check and confirm to Cllr Mallett whether the building was locally listed. Pre-application plans had centred on various extensions to the existing building as opposed to demolition. The developer would be required to outline plans to the Council around rehousing the current occupants. Officers noted a request for the Tottenham Civic Society and the Conservation Officer to be consulted when the full application came forward.

RESOLVED

- That the report be noted.

18. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered a report setting out decisions on planning applications taken under delegated powers for the period 27 June to 19 August 2016.

Cllr Bevan raised concerns regarding the sports centre at 701-703 High Road N17, with a number of Spurs portacabins on site which were considered to be an eyesore, especially in a Conservation Area. Officers advised that permission had been granted on the basis it was not a permanent structure but agreed to liaise with Spurs to see if improvements could be made to the appearance of the area although it was advised that landscaping works etc had yet to be fully completed.

RESOLVED

- That the report be noted.

19. DATE OF NEXT MEETING

12 September.

CHAIR: Councillor Natan Doron

Signed by Chair

Date