

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 8TH MAY, 2017

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

29. FILMING AT MEETINGS

Noted.

30. PLANNING PROTOCOL

Noted.

31. APOLOGIES

There were no apologies for absence.

32. URGENT BUSINESS

None.

33. DECLARATIONS OF INTEREST

None.

34. MINUTES

RESOLVED that the minutes of the Planning Committee held on 10 April 2017 be approved.

35. PLANNING APPLICATIONS

Noted.

36. 52-68 STAMFORD ROAD N15

The Committee considered a report on the application to grant planning permission for the demolition of existing building and erection of a mixed use development comprising 1140 sqm (NIA) of commercial floorspace (Use Class B1) and 48 residential units (Use Class C3), together with associated vehicular access, car and cycle parking spaces, bin stores, plant, landscaping and amenity space.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- The viability appraisal referred to at paragraph 6.1.29 of the report was confidential as it had been carried out before the decision had been taken to make all appraisals public.
- The main aim of the build was to improve the existing office space for the Applicant, and in order to make the scheme viable, the housing element had been included.
- There would be an affordable workspace element as opposed to affordable housing, as the Applicant wanted to provide affordable space to new businesses to develop and grow. The 50% reduction was for a ten year period. The Applicant had decided on a ten year period so that they would have the option of increasing their own workspace should they need to in ten years.
- In relation to employing local people, the Applicant explained that he currently employed people from Haringey and neighbouring boroughs, and ran an apprenticeship scheme which was advertised in Haringey schools.

Councillor Bevan proposed a motion that the affordable workspace should be provided for 25 years. This was not seconded and so the motion fell.

The Chair moved that the application be granted and following a vote it was

RESOLVED

- i) That the Committee resolve to GRANT planning permission 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 section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below.
- ii) That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 30th May 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- iii) That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions.

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 following approved plans and specifications:

197_PLN_020 revB, 197_PLN_021 revB,
197_PLN_022 revB, 197_PLN_030 revB*,
197_PLN_031 revB*, 197_PLN_032 revB*,
197_PLN_033 revB*, 197_PLN_040 revB*,
197_PLN_041 revB*, 197_PLN_200 revE,
197_PLN_201 revD, 197_PLN_202 revD,
197_PLN_203 revD, 197_PLN_204 revD,
197_PLN_205 revD, 197_PLN_206 revD,
197_PLN_300 revD, 197_PLN_301 revD,
197_PLN_302 revD, 197_PLN_303 revD,
197_PLN_304 revD, 197_PLN_305 revD,
197_PLN_306 revD & 197_PLN_307 revD

Supporting documents also approved:

Design and Access Statement, Planning Statement, Statement of Community Involvement, Landscape Masterplan, Transport Statement, Draft Residential Travel Plan, Draft Office Travel Plan, Sustainable Design and Construction Statement; Energy Strategy; Daylight, Sunlight and Overshadowing Report, Contamination Report, Ecology Report, Noise Report, Arboricultural Report, Air Quality Assessment, Flood Risk Assessment, Drainage Strategy, Utilities and Waste Water Assessment, Waste Management Strategy, Viability Appraisal, Archaeological Desk Based Assessment, Addendum Produced in Response to LB Carbon Management Comments.

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

3. Details (including samples) of appropriately high quality and durable finishing materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Brick treatments shall be demonstrated to be appropriately variegated, if necessary, to reflect the approved plans. Samples should include, at a minimum, sample panels or brick types and roofing material samples, combined with a schedule of the exact product references for other materials. Details of the finishing treatments for the ground floor recessed elements, the vehicle/pedestrian access gates, and the underside of soffits will be of particular interest.

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 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The commercial units within the ground floor of the proposed development shall be used only for purposes falling within Class B1 of the Town and Country

Planning (Use Classes) Order 1987 (as amended), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the character and appearance of the area in accordance with Policy DM3 of the emerging Development Management Policies Development Plan Document.

5. The applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the Local Planning Authority's approval 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 so that disruption to traffic and pedestrians on Stamford Road and other surrounding roads around the site is minimised. In addition, construction vehicle movements should be carefully planned and coordinated 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.

6. Prior to the commencement of the development hereby approved the applicant is required to submit to the Local Planning Authority for its written approval Delivery and Service Plan (DSP), details of which must include servicing of the residential units including facilities to collect deliveries for residents when they are out via concierge or parcel drop.

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

7. An on-site Parking Management Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. The agreed plan shall be implemented prior to first use of the approved car parking area and permanently maintained during its operation.
8. Prior to occupation of the development hereby approved, 50% of car parking shall be provided with electric vehicle charging infrastructure, with a further 50% allocated for passive provision.

Reason: To provide residential charging facilities for Electric Vehicles and to encourage the uptake of electric vehicles consistent with Policy 6.13 of the London Plan 2016, Policies SP0 and SP4 of the Haringey Local Plan 2013, and the recommendations of the GLA Sustainable Design and Construction SPG.

9. Prior to the commencement of the development hereby approved the exact type and arrangement of cycle parking to be provided shall be submitted to and agreed in writing by the Local Planning Authority. A minimum 5% of cycle spaces shall be suitable for enlarged cycles and the type of stand proposed must be clarified. The recommendations and requirements of the London Cycle Design Standards document should be followed. The approval plans shall be retained as agreed thereafter.

Reason: In accordance with Policy 6.3 of the London Plan.

10. No 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.

11. The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

12. No development shall take place on site until full details of both hard and soft landscape works to take place within the application site (not including the adjacent park) have been submitted to and approved in writing by the Local Planning Authority and these works shall thereafter be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); where relevant.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme].

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

13. Prior to the commencement of works on site a meeting must be specified and attended by all interested parties, (e.g. Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees and discuss any construction works that may impact on the trees at adjacent sites. Robust protective fencing / ground protection must be installed under the supervision of the Consultant Arboriculturist, prior to the commencement of demolition and retained until the completion of construction activities. It must be designed and installed as recommended in the Arboricultural Report. The tree protective measures must be inspected or approved by the Council Arboriculturist, prior to the commencement of demolition. The tree protective measures must be periodically checked the Consultant Arboriculturist and reports made available to the Council Arboriculturist. All construction works within root protection areas (RPA) or that may impact on them, must be carried out under the supervision of the Consultant Arboriculturist.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

14. Prior to any works commencing on site, a detailed sustainable drainage scheme shall be submitted to, and approved in writing by the Local Planning Authority. Any approved scheme shall be implemented wholly in accordance with the approved plans and before any above ground works commence.

Reason: In order to ensure that a sustainable drainage system has been incorporated as part of the scheme in the interests of sustainability.

15. The development hereby approved shall be designed to Secured by Design Compliance. Confirmation of the final certification shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets Police standards for the physical protection of the building and its occupants, and to comply with Haringey Local Plan 2013 Policy SP11 and Policy DM2 of the emerging Development Management Policies Development Plan Document

16. You must deliver the energy efficiency standards (Be Lean) as set out in the approved Energy Strategy, by CallaghanGreen, dated January 2017, with an Addendum submitted by CallaghanGreen, dated March 2017.

Building Element	Proposed specification for the development (u-values)	Proposed specification for the residential commercial development
Walls	0.16	0.18
Floor	0.12	0.15
Roof	0.12	0.10
Door	1.35	1.54
Windows	1.35	1.2
G-value	Mixture of 0.4 for north facing windows and 0.2 for South, East & West facing	0.39
Air tightness	4 m ³ /hr/m ²	4 m ³ /hr/m ²

The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed carbon reduction of 2.9%% beyond BR 2013 with a carbon saving of 2.7 tonnes – set out in the approved Energy Strategy. Confirmation that these energy efficiency standards and carbon reduction targets have been achieved must be submitted to the local authority at least 6 months of completion on site for approval. This report will show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building. The applicant must allow for site access if required to verify measures have been installed.

The Council should be notified if the applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council.

Reason: To comply with London Plan Policy 5.2. and local plan policy SP 4

17. Prior to installation, details of the Ultra Low NOx boilers for space heating or domestic hot water should be forwarded to and approved in writing by the Local Planning Authority. The boilers to be provided shall have dry NOx emissions not exceeding 20 mg/kWh (at 0%O₂).

Reason: To protect local air quality and offset transport emissions.

18. Design details of the Air Source Heat Pump (ASHP) facility and associated infrastructure, which will serve heat and hot water loads for all the units on the site shall be submitted to and approved in writing by the Local Planning Authority 3 months prior to any works commencing on site. The details shall include:
 - a) location of the energy centre;
 - b) specification of equipment;
 - c) flue arrangement;
 - d) operation/management strategy; and
 - e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the

proposed connectivity location, punch points through structure and route of the link)

Once these details are approved the Council should be notified if the applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council.

The ASHP facility and infrastructure shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with London Plan policy 5.7 and local plan SP 4 and DM 22.

19. The applicant will install the renewable energy technology (PV Solar Panels, ASHP and drain water heat recovery) as set out in the approved Energy Strategy, by CallaghanGreen, dated January 2017, with an Addendum submitted by CallaghanGreen, dated March 2017.

The applicant is installing 286m² of PV panels with a rated output 43kWp which will reduce the development's regulated CO₂ emissions by 18%. In addition the applicant is installing ASHP for heating and hot water will reduce the development's regulated CO₂ emissions by 11%, and drain water heat recovery will reduce the development's regulated CO₂ emissions by 5%.

Reason: To comply with London Plan Policy 5.7. and local plan policy SP4

20. The applicant must deliver the sustainability measures as set out in approved Sustainable Design and Construction document by CallaghanGreen, dated January 2017. The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed rating of BREEAM 'Very Good' for the commercial space (indicative total score 65.5%) and HQM 3 stars for domestic space (indicative total score 316) and shall be maintained as such thereafter. A post construction certificate or evidence shall then be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to the local authority at least 6 months of completion on site for approval.

In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2011) polices 5.1, 5.2, 5.3 and 5.9 and policy SP:04 of the Local Plan.

21. The applicant must deliver building shading - provided by balconies, solar control glass to the main commercial areas and light coloured blinds to the domestic areas - in accordance with the approved Energy Strategy, by CallaghanGreen, dated January 2017.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

Reason: London Plan Policy 5.9 and local policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.

22. Prior to the commencement of development on site details of the living roof shall be submitted to and approved in writing by the local authority. The submitted details will include the following:
 - a. A roof(s) plan identifying where the living roofs will be located (Blocks A, B, C, and D);
 - b. Confirmation that the substrates depth range of between 100mm and 150mm across all the roof(s);
 - c. Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat;
 - d. Details on the diversity of substrate types and sizes;
 - e. Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
 - f. Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
 - g. Details of the location of log piles / flat stones for invertebrates;

Confirmation that the living roof will not be used for amenity or sitting out space of any kind will be required. Access will only be permitted for maintenance, repair or escape in an emergency.

The installation of the living roof(s) shall then be carried out strictly in accordance with the details approved by the Council, and shall be maintained as such thereafter.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2016) and local policy SP:05 and SP:13.

23. The biodiversity and ecological features as set out in Section 4 of the Preliminary Ecological Appraisal by The Ecology Consultancy (dated October 2016) must be delivered as part of the development hereby approved. This shall include:

- The incorporation of at least two 'woodcrete' bird boxes into facade of the proposed development;
- Wildlife planting within the soft landscaping schemes;
- Low-nutrient biodiverse roofs including additional features such as log piles and varying substrate depths.

The development shall then be constructed in strict accordance with these details, and the developer shall provide evidence of these measures being installed to the local planning authority no later than 3 month after construction works have completed. Once installed these measures shall be maintained in perpetuity and if necessary replaced as approved.

In the event that these measures are not installed a full schedule and costings of remedial works required to achieve a similar level of biodiversity improvements on site shall be submitted for the written approval of the local planning authority within 4 months of the completion of works on site. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2016) and local policy SP:05 and SP:13.

24. Prior to any works commencing on site, a detailed sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented wholly in accordance with the approved plans.

Reason: In order to ensure that a sustainable drainage system has been incorporated as part of the scheme in the interests of sustainability.

25. Before development commences other than for investigative work:

a. Using the information contained within the Phase I desktop study and Conceptual Model, a site investigation shall be carried out for the 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.

b. 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: London Plan Policy 5.9 and Local Plan Policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.

26. No demolition or development shall take place until a 'Stage 1' written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which has archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the 'Stage 2' WSI, no demolition/development shall take place other than in accordance with the agreed Stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: In order to comply with The National Planning Policy Framework (Section 12) and the London Plan (2016) Policy 7.8.

27. The development shall be constructed in accordance with the Noise Report dated January 2016, with specific reference to the cumulative plant noise emission limitations (p22) which state that at 1 metre from the nearest residential window such emissions should not exceed the levels prescribed below:
- Daytime (0700h-2300h) – 35 dBA (LAeq,16 hours)
 - Night-time (2300h-0700h) – 31 dBA (LAeq,16 hours)

These limits shall be followed in perpetuity unless written consent is given in advance by the Local Planning Authority.

Reason: To comply with emerging Policy DM1 of the Local Plan.

28. No works shall be carried out on site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the GLA Dust and Emissions Control SPG and shall also include a Dust Risk Assessment.

Reason: To comply with Policy 7.14 of the London Plan.

29. No works shall commence on site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

30. No external illumination of the external elevations to the buildings shall take place other than in accordance with a detailed building lighting scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved.

Reason: To ensure that any external lighting of the building has regard to the visual amenity of the area including the character and appearance of the conservation area, the amenities of surrounding properties and the safety of users of the surrounding highway network.

31. Prior to the first occupation of the development hereby approved evidence shall be submitted to the Local Planning Authority for its written approval that demonstrates the business and residential properties will benefit from access to an ultra-high speed broadband connection.

Reason: To facilitate improvements in the quality of employment land within the borough and to comply with Policies DM38 and DM54 of the emerging Development Management Policies DPD.

INFORMATIVES:

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 : Based on the information given on the plans, the Mayoral CIL charge will be £209,999.23 (4,882sqm x £35 x 1.229) and the Haringey CIL charge will be £59,161.02 (3,742sqm x £15 x 1.054).

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: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of potentially 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 : 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 0800 009 3921.

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: The development hereby approved shall be completed in accordance with the associated Section 106 & Section 278 agreements

INFORMATIVE: The applicant is reminded that this consent does not infer consent for any signage that may be attached to the development hereby approved and separate advertisement consent may need to be sought.

INFORMATIVE: Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

SECTION 106 HEADS OF TERMS:

- 1) Affordable Workspace
 - To provide the affordable workspace development prior to the occupation of the first residential unit;
 - To provide the affordable workspace at a rate of no more than 50% of market rate for a period of ten years from the first occupation of the affordable workspace unit;
 - To confirm with the Council in writing, six months prior to the occupation of any part of the development hereby approved, the detailed internal layout of the office elements of the development (clearly identifying which office is to provide affordable workspace), with the layout of the affordable workspace area to be retained as such thereafter unless prior written consent from the Council is sought;
 - To provide the Council with a copy of a lease agreement for an element of the affordable workspace to allow the Council to verify its reasonable operation.
- 2) Car Club
 - Pay for the cost of membership to a car club for two years for all first residential occupiers of each dwelling in the development who hold a valid full drivers licence;
 - Provide £50 credit for each membership registration;
 - To provide marketing evidence to occupiers in respect of the car club.
- 3) Considerate Contractors Scheme
- 4) Jobs for Haringey
 - Not less than 20% of the onsite workforce employed during the construction of the Development to comprise of the residents of the London Borough of Haringey;
 - That 20% to undertake appropriate training;
 - To assist local suppliers and businesses to tender for works as appropriate;
 - To provide the Council with information to enable the effective implementation of the above;
 - All of the above are to be followed unless practical considerations dictate otherwise.
- 5) Travel Plans; Residential and Commercial – Monitoring only

- Within three months of the development first being occupied the applicant is required to:
 - pay the monitoring contribution of £3,000.
 - Conduct annual reviews of the Travel Plan and amend the Plan as may be reasonably required by the Council
 - To comply with the Travel Plan during the lifetime of the development.
- 6) Parking Control Measures
- Within three months of the commencement of the development the applicant is required to:
 - i. Contribute a sum towards the design and consultation of parking control measures on Markfield and Fountayne Road;
 - ii. Also contribute towards amending existing traffic management orders;
 - The sum provided shall be £18,000.
- 7) Public Realm Improvements
- Works to the public highway to provide the following to Coppetts Road:
 - i. Remove existing dropped kerbs and re-instate the footways
 - ii. Provide shared vehicular access for residential and commercial aspects from Constable Crescent;
 - iii. Install car parking bays on Stamford Road;
 - iv. Install service/delivery parking on Stamford Road;
 - v. Install new trees and raised planter on Stamford Road and Constable Crescent.
 - Works are estimated to cost £51,186.
- 8) Public Park Enhancements
- Works to the park to improve its safety and security, in line with the following:
 - i. Detailed hard and soft landscaping plans for the park are to be submitted to and approved by the Council prior to the commencement of the development;
 - ii. Local residents groups, Earlsfield Primary School pupils and the Council's Arboricultural Officer shall be consulted prior to submission of the landscaping plans to the Local Authority, and any relevant comments from them shall be taken into consideration as part of the proposals;
 - iii. The Council's Parks team and Homes for Haringey shall also be consulted, and any relevant comments from them taken into consideration, ahead of formal submission to the Local Planning Authority;
 - iv. The scheme shall be developed in accordance with the Council's Open Space and Recreation Standards SPD and the Mayor of London's Play and Informal Recreation SPG;
 - v. The plans shall be fully costed and be supported by an implementation plan and planting strategy to the acceptability of the Council's Arboricultural Officer and Parks team;
 - vi. Details of hardstanding materials, drainage, furniture, play equipment and tree protection measures shall also be provided;
 - vii. The works to the park shall be completed prior to the first occupation of the units hereby approved;
 - viii. The works shall be undertaken by Diamond Build limited, or any other companies or contractors reasonably employed by them, under the supervision of the Council's Parks team to which a monitoring fee of no more

than 10% of the total cost of the park improvement works will be paid on commencement of the park improvement works.

- Works shall cost a minimum of £75,000.

9) Carbon Offsetting

- To carry out the Development in accordance with the Energy Statement;
- Within six months of the Completion Date to submit to the Council the Sustainability Review for its written approval;
- To pay to the Council within 21 days of written demand therefore the reasonable and proper costs of an independent consultant engaged by the Council to verify and assess the Sustainability Review and the Final Emissions Figure and the Carbon Offsetting Contribution.
- To use reasonable endeavours to agree with the Council the amount of the Carbon Offsetting Contribution as soon as reasonably practicable after submission of the Sustainability Review.
- To pay to the Council the Carbon Offsetting Contribution within 21 days of the Council and the Owner agreeing in writing the amount.
- The applicant is installing 286m² of PV panels with a rated output 43kWp which will reduce the development's regulated CO₂ emissions by 18%. In addition the applicant is installing ASHP for heating and hot water will reduce the development's regulated CO₂ emissions by 11%, and drain water heat recovery will reduce the development's regulated CO₂ emissions by 5%. Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

2.4 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

2.5 That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning permission be refused for the following reasons:

1. The proposed development, in the absence of a legal agreement securing the provision of on-site affordable workspace, would provide an excessive level of residential development within this designated Local Employment Area that could negatively impact on the ongoing commercial viability of the surrounding area, would not provide a suitable uplift in the quality, quantity and affordability of the local commercial floorspace, and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to Policy DM38 of the emerging Development Management Policies DPD and the aims and objectives of the emerging Tottenham Area Action Plan.
2. The proposed development in the absence of a legal agreement to work with the Haringey Employment Delivery Partnership would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Local Plan Policies SP8 and SP9.

3. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport, service and delivery plans, and a parking management plan by reason of its lack of car parking provision would significantly exacerbate pressure for on-street parking spaces in surrounding streets, prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway and would be detrimental to the amenity of local residents. As such the proposal is considered contrary to the requirements of Policy 6.13 of the London Plan 2016, and Saved Policies UD3, HSG11 and M10 of the Haringey Unitary Development Plan 2006.
4. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to London Plan Policy 5.2 and Local Plan Policy SP4.

37. LAND AT HARINGEY HEARTLANDS, WOOD GREEN

The Committee considered a report on the application to grant planning permission for the Submission of reserved matters namely a) Scale b) Layout c) Landscape and d) Appearance, for Building C7 comprising a total of 104 residential homes and 337sqm (GEA) of commercial floorspace, pursuant to Outline Planning Permission ref. HGY/2009/0503 (EIA Development) (as varied by refs. HGY/2013/2455 and HGY/2016/0026), comprising a total of 1056 residential homes; 2,500sqm (GEA) of commercial floorspace uses (A1-A4/ B1/D1); 225 car parking spaces and car club facility; new pedestrian routes; new Pressure Reduction Station (PRS); and landscaping throughout the site including: a tree lined boulevard down Mary Neuer Road; a 'Pocket Park' off Hornsey Park Road; a public Garden Square; a private residential courtyard garden; and ecological gardens.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- The four disabled parking spaces were for block C7 – there would be 10% disabled access across the site, but it would be carried out on a block by block basis.
- The dwellings referred to in paragraph 3.2.6 had been removed from the original plans as opposed to demolishing physical dwellings.
- The landscaping would need to come back for further approval.

The Chair moved that the application be granted, and following a vote it was

RESOLVED

That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director Planning is authorised to make any alterations, additions or deletion to the recommended Heads of Terms and/or

recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.

Subject to the following condition(s):

1. The development hereby authorised must be begun not later than the expiration of 2 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 and specifications comprise:

439/C7/GA/000 Rev A; 439/C7/GA/001 Rev A; 439/C7/GA/002 Rev A; 439/C7/GA/003 Rev A; 439/C7/GA/004 Rev A; 439/C7/GA/005 Rev A; 439/C7/GA/006 Rev A; 439/C7/GA/007 Rev A; 439/C7/GA/008 Rev A; 439/C7/GA/009; 439/C7/GA/050 Rev A; 439/C7/GA/051; 439/C7/GA/100; 439/C7/GA/101 Rev A; 439/C7/GA/102 Rev A; 439/C7/GA/103 Rev A; 439/C7/GA/150 Rev A; 439/C7/GA/200 Rev A; Accommodation Schedule Rev B; Design Commentary Rev A (March 2017); Planning Statement (March 2017); Daylight and Sunlight Assessment Rev A (13 March 2017); Stage 1 Road Safety Audit Designers Response (No Access, Approved Alignment; Vectos - February 2017); Stage 1 Road Safety Audit Designers Response (With Access, Approved Alignment; Vectos - February 2017); Stage 1 Road Safety Audit (Approved Alignment; GM Traffic Consultants - February 2017); Stage 1 Road Safety Audit (Road Realignment; GM Traffic Consultants - February 2017).

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 avoid doubt and in the interests of good planning.

3. Prior to the occupation of the development hereby approved, confirmation that this phase of the development complies with the requirements of Secured by Design, shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants.

4. The developer will be required to enter into a Section 278 agreement to secure the following:
 - a) The gates to Block C7 must be set back from the public highways to allow for queuing; in addition the gates must be remote controlled to reduce the

dwelling time of vehicles waiting to access the car parking which can potential result in queuing public highways.

- b) The safety audit observed speeds in excess of 20MPH which is the design speed for the new access point, the revised design must include traffic calming measures to ensure that the design speed of 20mph is reinforced.
- c) The detailed design must be subjected to an independent Stage 2 Road Safety Audit.

This agreement shall be entered into prior to the commencement of above ground works of the relevant phase(s) including these works.

Reason: To ensure safe and efficient vehicle access, and to secure the implementation of the highways works, enabling access to the development proposal.

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: Street Numbering

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: Secured by Design

In aiming to satisfy Condition 3, the applicant should seek the advice of the Police Designing Out Crime Officers (DOCOs). The services of the Police DOCOs are available free of charge and can be contacted via: Telephone 0208 217 3813 or via DOCOMailbox.NE@met.police.uk

INFORMATIVE: Thames Water

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit www.thameswater.co.uk/buildover.

INFORMATIVE: Thames Water

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 wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

INFORMATIVE: Thames Water

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: Thames 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. 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 to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. They can be contacted on 0800 009 3921.

INFORMATIVE: Thames 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.

38. UPDATE ON MAJOR PROPOSALS

The Committee received the report detailing updates on major proposals, and the Chair requested that where Members had questions regarding specific schemes that they should contact officers directly.

RESVOLVED that the report be noted.

39. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee received the report detailing updates on major proposals, and the Chair requested that where Members had questions regarding specific schemes that they should contact officers directly.

RESVOLVED that the report be noted.

40. NEW ITEMS OF URGENT BUSINESS

None.

41. DATE OF NEXT MEETING

12 June 2017

CHAIR: Councillor Natan Doron

Signed by Chair

Date