

**MINUTES OF THE MEETING OF THE PLANNING SUB  
COMMITTEE HELD ON MONDAY, 8TH JULY, 2019, 7.00 - 9.30  
pm**

**PRESENT:**

**Councillors: Vincent Carroll (Chair), Gina Adamou (Vice-Chair),  
Dhiren Basu, John Bevan, Luke Cawley-Harrison, Justin Hinchcliffe,  
Peter Mitchell, Viv Ross, Yvonne Say and Preston Tabois**

**334. FILMING AT MEETINGS**

Noted,

**335. PLANNING PROTOCOL**

Noted.

**336. APOLOGIES**

Apologies for absence were received from Councillor Williams.

**337. URGENT BUSINESS**

None.

**338. DECLARATIONS OF INTEREST**

Councillor Bevan declared an interest in respect of item 9 of the agenda as he was a Board Member of the Lea Valley Park Authority who had made comments on the scheme. He informed the Committee that none of the Board Members had been party to making any comments on the scheme.

**339. MINUTES**

**RESOLVED**

That the minutes of the Planning Committee held on 9 May 2019 and 3 June 2019 be approved.

**340. HGY/2018/1806 - 423-435 WEST GREEN ROAD, LONDON, N15 3PJ**

The Committee considered an application for the demolition of existing buildings and erection of three buildings up to a maximum 6 storeys in height, and extension and conversion of former public house for use of the relocated Church and nursery plus a café, to provide a total of 88 residential units (54.9% affordable units by habitable

room), associated car and cycle parking spaces (including within new basement) and improvements to adjacent park.

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

Mr Ranapatab Ramdonee addressed the Committee in objection to the application. He lived opposite the site, and felt that development of a large site in the area would create issues for parking, and would make the local roads more congested. He added that a six storey building was not suitable for the site, and requested that the plan be amended to exclude any land used from the park.

Councillor Berryman addressed the Committee in objection to the application. He welcomed the proposal to provide social housing units, however he considered that the inclusion of the pub was in contravention of Site Allocation 57, and DM50. The Council had a policy to protect local pubs, and the conversion into housing should not be so easily allowed. He requested that the Committee reject the application.

Councillor Davies addressed the Committee in objection to the application. She echoed the points made by Councillor Berryman, and added her concern over the assertion that the church would use the pub for community use, as it was her view that such spaces were not run inclusively. She also raised concerns over inaccuracies in the report, and that the Mitalee Centre was not included within the plans. She requested that the decision be deferred until the proposal had been considered by the Overview and Scrutiny Committee.

James Smith, architect, addressed the Committee. The design process had commenced in 2016 and the scheme had evolved from the Red House nursing home and church to include the listed building (the pub). Attempts had been made to involve the Mitalee Centre, however this had not been possible. The scheme had therefore been designed so that any future development on the Mitalee site would not be affected. The application had been presented to two Quality Review Panels, pre-application meetings and two public consultations. The listed building was brought on board as it was no longer operating as a pub – the church had indicated that this would be used as a flexible space to bring life back into the corner of the site.

Officers responded to questions from the Committee:

- None of the open park space would be removed from public use. The space would increase, as some of the space from the Red House area would be included as open space. There would be a financial contribution to the park, and £53,000 for child play-space improvements.
- When considering the inclusion of the pub, officers use a balance of material considerations as outlined on page 51 of the agenda pack. The building was no longer strictly used as a pub, and was in a poor state of repair with a number of unauthorised works carried out. The addition of 46 social housing units was considered to be an overriding benefit against the loss of a pub.
- The scale of the development varied from four to six storeys, which was considered reasonable for a local high street in an urban area.

- The two affordable housing blocks would be located on West Green Road and Stanley Road (blocks b and c).
- The design had been welcomed by the QRP as a 'good design'.
- The levels of affordable housing had increased by the Council using its powers as a landowner.
- A parking survey had been carried out based on the existing use of the church, and officers considered that there would be a surplus of parking within 200m of the site, even with the capacity increase to the church.
- The single aspect units were within block a (private block).
- There were currently no restrictions on the opening hours of the church, and there were no plans to impose any further constraints.

The applicant and architect responded to questions from the Committee:

- The original intention for the development was to have open access to pathways, however it would be future-proofed with gates to be used if required. This would be managed by the management company.
- The maintenance of the church building would be the responsibility of the church.

Councillor Bevan requested that the implementation period be reduced from three years to two, and that the architect be retained for the duration of the development. Emma Williamson confirmed that the retention of the architect could be conditioned, and that the implementation period could be reduced.

Councillor Bevan further requested that consideration be made to including a condition on the use of the balconies and how this would be managed. Emma Williamson explained that as the Council would be managing two of the blocks, they would be able to enforce any informatics around balconies.

The Chair moved that the application be approved including the conditions relating to the implementation period and retention of architect, and the informatics relating to balconies. Following a vote it was unanimously

## **RESOLVED**

- i. That planning permission be granted and that the Head of Development Management or Assistant Director of Planning be authorised to issue the planning permission and impose conditions and informatics 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 22<sup>nd</sup> July 2019 or within such extended time as the Head of Development Management or the Assistant Director of 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; and
- iv. That delegated authority be granted to the Assistant Director of Planning/Head of Development Management to make any alterations, additions or deletions 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 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 two years from the date of this permission, failing which the permission shall be of no effect.

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

- 2) The development hereby permitted shall be carried out in material compliance with the following approved plans and specifications:

1311\_E\_100, 1311\_E\_101, 1311\_E\_102 Rev. A; 1311\_P\_200 Rev. G, 1311\_P\_201 Rev. B, 1311\_P\_202 Rev. B, 1311\_P\_203 Rev. A, 1311\_P\_220 Rev. C, 1311\_P\_221 Rev. C, 1311\_P\_222 Rev. B, 1311\_P\_223 Rev. B, 1311\_P\_230 Rev. A, 1311\_P\_231 Rev. A, 1311\_P\_240 Rev. A, 1311\_P\_241 Rev. A, 1311\_P\_250 Rev. A, 1311\_P\_251, 1311\_P\_300 Rev. F, 1311\_P\_301 Rev. E, 1311\_P\_302 Rev. F, 1311\_P\_303 Rev. E, 1311\_P\_304 Rev. E, 1311\_P\_305 Rev. F, 1311\_P\_310 Rev. B, 1311\_P\_311 Rev. C, 1311\_P\_312 Rev. A, 1311\_P\_313 Rev. A, 1311\_P\_315, 1311\_P\_316; 1705-A01, 1705-A02 Rev. B, 1705-A03, 1705-A04, 1705-A05 Rev. A, 1705-A06 Rev. B, 1705-A07, 1705-A08 Rev. B, 1705-A09 Rev. A, 1705-A10, 1705-A11, 1705-A15, 1705-A17, 1705-A18, 1705-A19, 1705-A20; A18204/0200 Rev. P1; 1311\_FS\_2050 to 2052.

Supporting documents also approved:

Updated Supporting Planning Statement, Planning Design & Access Statement (Revised December 2018), Design and Access Statement, Energy & Sustainability Statement (Second Edition December 2018), Overheating Risk Analysis Report (as amended), Transport Statement (November 2018), Framework Travel Plan (November 2018), Daylight and Sunlight Report (December 2018), Schedule of Accommodation FEB2019, Duplex Block Schedule 190225, Viability Assessment, Statement of Community Involvement, Planning Noise Assessment, Planning Air Quality Assessment, Heritage Statement, Construction Management Statement, Basement Statement, Letter from Halstead Associates dated 27 April 2018, Arboricultural Report, Landscape

Submission, 'GIA-CIL-27.06.2017' plan, Letter of Support – Drainage and Flood Risk.

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

- 3) Notwithstanding the floor area of the flats on its upper floors (Use Class C3), the extended and converted former public house building hereby approved shall be occupied by operations within D1 (church and nursery uses only) and A3 (ground floor area only) of the Town and Country Planning (Use Classes) Order 1987 (as amended), unless otherwise agreed in writing in advance by the Local Planning Authority.

Reason: In order to protect the character and appearance of the area and the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 4) The operations within the development hereby approved shall be open only within the hours as described below, unless otherwise agreed in writing in advance by the Local Planning Authority.

<b>Use Class</b>	<b>Hours</b>	<b>Days</b>
D1 (nursery)	0730h to 1900h	Monday to Friday (closed Saturday and Sunday)
D1 (church)	24 hours	Every day
A3 (café)	0700h to 2200h	Every day

Reason: In order to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 5) The approved Use Class D1 (Nursery) unit hereby approved shall not be occupied by more than 33 children and 7 staff members at any one time, unless otherwise agreed in writing in advance by the Local Planning Authority.

Reason: In order to protect the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 6) Prior to the commencement of works (other than investigative and demolition works) details of appropriately high quality and durable finishing materials to be used for the external surfaces of the development, including samples as appropriate, shall be submitted to and approved in writing by the Local Planning Authority. Samples of appropriately variegated bricks, roof cladding and balcony insets/soffits at a minimum shall be provided, combined with a schedule of the exact product references for other materials. The development shall thereafter be completed in accordance with the approved details.

Reason: In order to protect the character and appearance of the area and to protect the amenity of nearby residents in accordance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 7) Notwithstanding the information submitted with this application, no development shall commence in respect of the former public house until detailed drawings (at maximum scale 1:20) demonstrating all alterations to the elevations of the historic former public house have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such in perpetuity. Demolition of the other buildings on site will not constitute development for the purposes of this condition.

Reason: In order to retain control over the external appearance of the development in the interest of the management of the historic environment in accordance with Policy DM9 of the Development Management Development Plan Document 2017.

- 8) Details of finishing materials to the boundary treatments (including planting), plus details of the parking area and pedestrian route access controls, their hours of opening and ongoing management, shall be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. Once approved the details shall be provided as agreed.

Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments in accordance with Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017.

- 9) All the residential units will be built to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended) and at least 10% (9 units) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan 2016 Policy 3.8.

- 10) The placement of a satellite dish or television antenna on any external surface of the development is precluded, with the exception of a communal solution for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 11) Prior to the commencement of the development hereby approved (excluding demolition) full details of both hard and soft landscape works for the private and

public realm areas (notwithstanding the adjacent park) on West Green Road and Stanley Road shall be 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 information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Vehicle and cycle parking layouts;
- d) Vehicle and pedestrian access and circulation areas;
- e) Hard surfacing materials;
- f) Minor artefacts and structures (eg. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and
- g) Proposed and existing functional services above and below ground (eg. Drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.).

Soft landscape works shall include:

- h) Planting plans;
- i) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- j) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- k) Implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

- l) Existing trees to be retained;
- m) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- n) New trees and shrubs to be planted together with a schedule of species.

The 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 Local Plan 2017, and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

- 12) Prior to first occupation of the development hereby approved details of all external lighting to building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning

Authority, in consultation with the Met Police. The agreed lighting scheme shall be installed as approved and retained as such thereafter.

Reason: To ensure the design quality of the development and also to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 13) Prior to the commencement of the development hereby approved an Air Quality Neutral Assessment taking into account emissions from boilers, combustion plant and road transport sources must be undertaken and submitted to the Local Planning Authority for its written approval. The development shall thereafter be implemented in accordance with the approved measures.

Reason: To comply with Policy 7.14 of the London Plan 2016 and the Greater London Authority's Sustainable Design and Construction Supplementary Planning Guidance document.

- 14) 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:
- i. A risk assessment to be undertaken;
  - ii. Refinement of the conceptual model, and;
  - iii. The development of a method statement detailing the remediation requirements.
- c) The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority. 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;



- d) 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.

- 15) Prior to installation, details of the Ultra-Low NO<sub>x</sub> boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority for its written approval. The boilers to be provided for space heating and domestic hot water shall have dry NO<sub>x</sub> emissions not exceeding 40 mg/kWh. Boilers shall be installed in accordance with the approved documentation.

Reason: To comply with Policy 7.14 of the London Plan 2016 and the Greater London Authority's Sustainable Design and Construction Supplementary Planning Guidance document.

- 16) No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust and including a Dust Risk Assessment, has been submitted and approved in writing by the Local Planning Authority. The plan shall be in accordance with the Greater London Authority's Dust and Emissions Control Supplementary Planning Guidance document (July 2014).

Reason: To comply with Policy 7.14 of the London Plan 2016.

- 17) Prior to the commencement of the development, evidence of site registration at [nrmm.london](http://nrmm.london) to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority in writing.

Reason: To protect local air quality.

- 18) All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NO<sub>x</sub> and PM emissions.

Reason: To protect local air quality.

- 19) Prior to the commencement of works for the development hereby approved (excluding demolition), information shall be provided to the Local Planning Authority for its written approval in respect of waste collection and storage management details demonstrating that the following requirements are met:

- Waste receptacles shall be within 10 metres of the street;
- Gradients between stores and collection vehicles shall be no greater than 1:20 and on smooth surfaces;

- Dropped kerbs shall be provided as necessary.

The approved arrangements shall be provided and retained as such thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy 5.17 of the London Plan 2016 and DM4 of the Development Management Development Plan Document 2017.

- 20) Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained. The applicant shall seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) for each building or phase of the development and accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development. The development shall only be carried out in accordance with the approved details.

Reason: In accordance with the requirements of Policy DM2 of the Development Management Development Plan Document 2017.

- 21) Prior to the commencement of the development (excluding demolition) 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, in consultation with Transport for London. 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 guidance document shall be followed. The approved plans shall be retained as agreed thereafter.

Reason: In accordance with Policy 6.3 of the London Plan 2016.

- 22) The applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the Local Planning Authority's written approval at least eight weeks prior to any work commencing on site. The Plans should provide details on how construction work (including demolition) would be undertaken in a manner so that disruption to traffic and pedestrians on roads around the site is minimised. In addition, construction vehicle movements should be planned and coordinated to avoid the AM and PM peak periods. Vehicle movements shall be co-ordinated with other developments in the vicinity as appropriate.

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

- 23) Prior to commencement of the development hereby approved (excluding demolition) a management and maintenance plan for the proposed drainage system(s) (detailing future responsibilities for the lifetime of the development) and final detailed drawings of the proposed system(s), shall be submitted to the

Local Planning Authority for its written approval. The system(s) shall be installed and managed as approved and retained as such thereafter.

Reason: To ensure adequate site drainage and minimise risk of flooding.

- 24) Prior to the commencement of works hereby approved (excluding demolition) a method statement must be submitted to the Local Planning Authority for its written approval that specifies the design and installation method for the foundations proposed for this scheme and their potential impact on trees to be. The development shall be constructed in accordance with the approved details.

Reason: In order to ensure the safety and well-being of the trees on the site during construction works in accordance with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.

- 25) Prior to the commencement of works on site a meeting must be arranged and attended by all interested parties (e.g. Site Manager, Consultant Arboriculturist, Council Nature and Conservation Officer(s) and relevant Contractors) to confirm the proposed tree protection measures and discuss potential construction work impacts. Protection of the park and its features shall also be discussed and agreed. Robust protective fencing/ground protection must be installed, as specified in the Arboricultural Report, prior to the commencement of demolition and retained until the completion of construction activities. The tree protection measures must be inspected or approved by the Council's Nature and Conservation Officer(s), prior to the commencement of demolition. The tree protective measures shall be periodically checked the Council Nature and Conservation Officer(s) and relevant reports made available for their inspection as deemed necessary. All construction works within root protection areas or that may impact on them, must be carried out under the direct supervision of the Consultant Arboriculturist.

Reason: In order to ensure the safety and well-being of the trees on the site during construction works in accordance with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.

- 26) The development hereby permitted shall not be commenced (excluding demolition) until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling and any other temporary or permanent installations and for ground investigations have been submitted to and approved in writing by the Local Planning Authority which:

- (i) Accommodate the proposed location of the Crossrail 2 structures including temporary works;
- (ii) Accommodate ground movement arising from the construction thereof;
- (iii) Mitigate the effects of noise and vibration arising from the operation of Crossrail 2 within its tunnels and other structures.

The development shall be carried out in all respects in accordance with the approved design and construction method statements. All structures and works

comprised within the development hereby permitted which are required by paragraphs (i), (ii) and (iii) of this condition on shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied. No alteration to these aspects of the development shall take place without the approval of the Local Planning Authority in consultation with Crossrail 2.

Reason: In accordance with Policy 6.2 of the London Plan 2016.

27) Prior to the commencement of the development (excluding demolition) hereby approved details shall be submitted to the Local Planning Authority for its written approval demonstrating the provision of green roofs and additional biodiversity features, which shall include:

- a) Low-nutrient biodiverse green roofs including additional features such as log piles and varying substrate depths;
- b) The incorporation of at least two bird boxes into facade of the proposed development.

The green roofs shall not be used for amenity or sitting out space of any kind. Access shall only be permitted for maintenance, repair or escape in an emergency.

The development shall be constructed in strict accordance with the approved details. Once installed these measures shall be maintained in perpetuity.

Reason: In accordance with Policy 5.11 of the London Plan 2016 and Policy SP13 of the Local Plan 2017.

28) Prior to the commencement of the development hereby approved (excluding demolition) details of the proposed mechanical ventilation system with treatment (NO<sub>x</sub> and/or PM filtration where appropriate) shall be submitted to and approved in writing by the Local Planning Authority including details of where air intakes would be located to avoid areas of existing low air quality. The approved details shall be fully implemented prior to the first occupation of the development and shall thereafter be permanently retained and maintained in good working order. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the building.

Reason: To mitigate the air quality impact for the occupiers of the development in accordance with Policy DM23 of the Development Management DPD.

29) Noise arising from the use of any proposed plant and associated equipment, with particular reference to mechanical ventilation equipment for the church, shall not increase the existing background noise level ( $L_{A90}$  15mins) when measured ( $L_{Aeq}$  15mins) one metre external from the nearest residential or noise sensitive premises.

Reason: To ensure high quality development and protect the amenity of the locality.

- 30) Section 6.3 and Table 6.5 of the Planning Noise Assessment demonstrates a maximum internal church noise level for amplified sound of 90dB(A) ( $L_{Aeq}$  5mins). This noise level shall be achieved through the installation of a detailed sound insulation scheme to the building structure. Details of this sound insulation scheme shall be submitted to the Local Planning Authority for its written approval prior to the commencement of the development hereby approved (excluding demolition), and once approved shall be installed as agreed and retained as such thereafter.

Doors and windows must remain closed during time periods when amplified sound is in use within the church. Noise generated by amplified sound emanating from the church shall not increase the existing background noise level ( $L_{A90}$  5mins) in any one octave center frequency band, when measured ( $L_{Aeq}$  5mins) at a distance of one metre external from the nearest residential or noise sensitive premises.

Reason: To ensure high quality development and protect the amenity of the locality

- 31) Prior to the commencement of the development hereby approved (excluding demolition) details of a scheme of sound insulation to be installed between the community meeting room on the first floor of the church and residential unit on its second floor shall be submitted in writing to the Local Planning Authority for its written approval. The approved details shall be fully implemented and retained as such thereafter.

Reason: To protect the amenity of the locality

- 32) The Planning Noise Assessment states that with the installation of the specified glazing the following internal noise levels below will be achieved within the proposed residential units (with the windows closed) in accordance with BS8233:2014:

Time	Area	Maximum Noise Level
Daytime Noise (7am – 11pm)	Living Rooms and Bedrooms	<b>35dB(A)</b>
	Dining Rooms/Areas	<b>40dB(A)</b>
Night Time Noise (11pm – 7am)	Bedrooms	<b>30dB(A)</b>
With noise levels not to exceed 45dB $L_{Amax}$ (measured with F time weighting) more than 10-15 times between 23.00hrs – 07.00hrs.		

Prior to the first occupation of the development hereby approved, a test shall be carried out and the results submitted to the Local Planning Authority for its written approval, that demonstrates the required noise levels of the above have

been achieved. The test shall include details of trickle ventilators integrated into the development. If the required targets are not met, then appropriate mitigation shall be provided to the satisfaction of the Local Planning Authority.

Reason: To ensure high quality residential development.

- 33) The overheating minimisation measures including installation of internal blinds, as required by the most recent version of the Overheating Risk Analysis Report by ERS Consultants, shall be provided prior to the first occupation of the development hereby approved. Any alterations to the scheme which may impact on the results of this Report must be approved in advance and in writing by the Local Planning Authority, and any increase to the overheating risk that these alterations may bring must be appropriately mitigated.

Reason: To ensure the potential for overheating is minimised in accordance with Policy DM21 of the Development Management DPD.

- 34) Before the commencement of the development hereby approved (excluding demolition) an Overheating Management Plan shall be submitted to the Local Planning Authority for its written approval. The Plan shall set out how the identified future measures to reduce the overheating risks will be installed to the units, and shall also set out:
- a) What the best measures are to reduce overheating risk against the 2050 weather files;
  - b) Who is responsible to fit them and how residents will be able to get them fitted quickly and at cost; and,
  - c) Confirm and ensure that these measures will not impact negatively on the overall appearance of the development.

Reason: To ensure the potential for overheating is minimised in accordance with Policy DM21 of the Development Management DPD.

- 35) The new build non-residential element of this development hereby approved shall achieve the agreed rating of Very Good under the BREEAM UK New Construction 2014 Assessment, and shall be maintained as such thereafter. A post-construction certificate or evidence shall then be issued by an independent certification body, and submitted to the Local Planning Authority for its written approval, confirming this standard has been achieved. In the event that the development fails to achieve the agreed rating for the development, appropriate remedial works must be implemented on site within 3 months in order to achieve the agreed benchmark, or appropriate costs and management fees shall be given to the Council for offsite remedial actions.

Reason: To ensure sustainable design techniques are adopted in accordance with Policy DM21 of the Development Management DPD.

- 36) Notwithstanding any provisions to the contrary, no telecommunications apparatus shall be installed on the building without the prior written agreement of the Local Planning Authority.

Reason: In order to control the visual appearance of the development.

### **Informatives**

1. In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council has made available detailed advice in the form of our development plan comprising the London Plan 2016 and the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.
2. Based on the information submitted with the application, the Mayoral CIL charge would be £251,400 (4,190sqm x £60 x 1) and the Haringey CIL charge would be £49,441.24 (3,296sqm x £15 x 1.242).
3. The development hereby approved shall be completed in accordance with the associated Section 106 & Section 278 legal agreements.
4. The applicant is reminded that this planning permission 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.
5. The new development will require numbering. The applicant should contact Haringey 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.
6. 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.
7. Contractors & developers undertaking significantly noise-creating construction works within the London Borough of Haringey are restricted to the following dates and times: Monday – Friday 08.00 – 18.00hrs; Saturday 08.00 - 13.00hrs; Sundays & Bank Holidays – no significantly noise-creating works permitted. Major developments are encouraged to apply for prior consent under Section 61 of the Control of Pollution Act 1974.
8. 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](mailto:wwriskmanagement@thameswater.co.uk). Application forms are online via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

9. The proposed development is located within 15 metres of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read their 'working near our assets' guide to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) - Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) - Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
10. 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.
11. Thames Water do not permit the building over or construction within 3m of water mains. If you're planning significant works near Thames Water mains (within 3m) they will need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services they provide in any other way. The applicant is advised to read our guide working near or diverting pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.
12. Applicants should refer to the Crossrail 2 Information for Developers available at [crossrail2.co.uk](http://crossrail2.co.uk). Crossrail 2 will provide guidance in relation to the proposed location of the Crossrail 2 structures and tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the use of the tunnels. Applicants are encouraged to contact the Crossrail 2 Safeguarding Engineer in the course of preparing detailed design and method statements.
13. Thames Water recommend that petrol/oil interceptors be fitted in all car parking facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

### **Section 106 Heads of Terms**

- 1) Affordable Housing Provision
  - 46 (54.9% by habitable room) social rented units
- 2) Non-Market Residential Units
  - Four flats provided above church not for public sale or rent
- 3) Enhancements to Stanley Culross Open Space
  - Minimum 310sqm floor area added to the Open Space



- Detailed landscaping plans to be submitted to and approved by the Council before development commences
  - Landscaping plans shall be informed by a public consultation (including Friends of Stanley Culross Park, Local Ward Councillors, plus Council Tree and Nature Conservation and Parks Officers)
  - Landscaping plans shall be developed in accordance with the Mayor of London's Play and Informal Recreation SPG
  - Plans shall include details of relevant hardstanding materials, furniture, play equipment, tree protection measures and drainage arrangements
  - Plans shall be fully costed and supported by an implementation plan and planting strategy to the acceptability of the Council's Nature Conservation and Parks Officers
  - Works to the park shall be completed in accordance with the approved plans and prior to the first occupation of the residential units
  - Works shall be undertaken by the Council's Parks team, or any contractors employed on their behalf
  - Works shall be fully costed at a minimum of £93,295 (including £53,295 towards play space improvements)
  - Management and maintenance fee is also required
- 4) Public Realm and Highway Improvements
- Highway improvements including installation and re-instatement of vehicle crossings, and other works
  - Financial contribution of £53,323.74 (to be index linked and reviewed annually)
- 5) Sustainable Transport Initiatives
- Car Free Development
    - No parking permits for residents
    - Amendment to Traffic Management Order (£4,000)
  - Residential Travel Plan
    - Appointment of a travel plan co-ordinator for five years
    - Provision of induction packs
    - Provision of two car club bays
    - Car club memberships for residents
    - Enhanced car club memberships for family-sized dwellings
    - Travel information displays
    - Aim to achieve 8% cycle mode share within 5 years
    - Monitoring contribution (£3,000)
  - Church Travel Plan Statement
  - Controlled Parking Zone contribution (£15,000) towards design and consultation for implementation of parking management measures
  - Electric Vehicle Charging Points
    - 20% active provision, 80% passive provision
    - Statement detailing the trigger for when passive provision becomes active
- 6) Car Parking Management Plan
- Provide details on allocation and management of on-site spaces

- Parking availability shall be prioritised for wheelchair users and family properties
- 7) Energy Statement Update and Review
    - Review of Energy Statement within six months of completion
    - Contribution towards carbon offsetting (£154,800)
  - 8) Considerate Contractor Scheme Registration
  - 9) Employment Initiatives – Local Training and Employment Plan
    - Provision of a named Employment Initiatives Co-Ordinator
    - Notify the Council of any on-site vacancies
    - 20% of the on-site workforce to be Haringey residents
    - 5% of the on-site workforce to be Haringey resident trainees
    - Provide apprenticeships at one per £3m development cost (max. 10% of total staff)
    - Support fee of £1,500 per apprenticeship for recruitment
  - 10) Monitoring Contribution
    - 5% of total value of contributions
    - £500 per non-financial contribution
    - Total monitoring contribution to not exceed £50,000

**Total Contributions (minimum): £340,000**

- v. 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 housing would fail to provide much required affordable housing stock within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to Policy SP2 'Housing' of the Council's Local Plan 2017 and Policy 3.12 of the London Plan 2016.
  2. The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team 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 2017 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 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 contrary to Policy 6.13 of the

London Plan 2016, SP7 of the Local Plan 2017 and Policy DM32 of the Development Management Development Plan Document 2017.

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 Policies 5.2, 5.3 and 5.7 of the London Plan 2016, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 2017.
- vi. In the event that the Planning Application is refused for the reasons set out in resolution (v) above, the Head of Development Management (in consultation with the Chair of the Planning Sub-Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
  - i. There has not been any material change in circumstances in the relevant planning considerations, and
  - ii. The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
  - iii. The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

*\*Clerks note: the wording for any additional conditions and informatives approved by the Committee will be formulated by the Planning Service and included on the decision notice*

#### **341. HGY/2019/1278 - MARSH LANE REFUSE DEPOT, MARSH LANE, N17 0XE**

The Committee considered an application for the erection of a two storey office and workshop building, gatehouse and other ancillary buildings/stores, repositioning of existing storage buildings, provision of new vehicle access onto Watermead Way, and provision of vehicle parking and circulation areas.

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

Officers responded to questions from the Committee:

- The Council was the applicant for the development.
- There was some additional boundary treatment to be added as detailed on pages 242-243 of the agenda. To powder coat the fencing was quoted as costing £60,000, which was not considered as essential council spend.
- A condition could be added to specifically state that good quality landscaping measures could be implemented prior to first use of depot.

The Chair moved that the application be granted and following a vote with 9 in favour and 1 abstention it was

## RESOLVED

- i. That the Committee GRANT planning permission and that the Head of Development Management or Assistant Director of Planning be 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 30<sup>th</sup> July 2019 or within such extended time as the Head of Development Management or the Assistant Director of 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; and
- iv. That delegated authority be granted to the Assistant Director of Planning/Head of Development Management to make any alterations, additions or deletions 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 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 three years from the date of this permission, failing which the permission shall be of no effect.

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

2. The development hereby permitted shall be carried out in material compliance with the following approved plans and specifications:

HML-MMD-XX-XX-DR-D-0001 Rev. P2, HML-MMD-XX-XX-DR-C-0001 Rev. P2, HCMLD-WBA-NB-RF-DR-A-PL\_111, HCMLD-WBA-NB-ZZ-DR-A-68\_100 Rev. P1, HCMLD-WBA-NB-ZZ-DR-A-PL\_100; HCMLD-WBA-SI-XX-DR-A-PL-105 Rev. P2, and 112 to 114; HCMLD-WBA-SI-XX-DR-A-PL\_104, 106 to 110; HCMLD-WBA-NB-XX-DR-A-PL\_101 Rev. P1, 102 and 103; 18/3037/M50-RF01, 18/3037/E60-RF01, 18/3037/E63-EX01; 0053.PP.001 Rev. PL02105; Light Spill Plan (un-numbered, Rev. 2); Office Block External View from South East (with indicative signage), Office Wall Cladding Details.

Supporting documents also approved:

Archaeological Desk-base Assessment, Energy Usage and Sustainability Statement, Preliminary Ecological Appraisal, Habitats Regulations Assessment Report, Planning Design and Access Statement, Soft Landscape Specification & Landscape Management Plan, Noise Impact Assessment (Rev. A), Desk Study Report, Contaminated Land Risk Assessment, Transport Assessment, BREEAM Overview, Knotweed Management Plan, Flood Risk Assessment, Air Quality Assessment, Reptile Report.

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

3. The development hereby approved shall not commenced until detailed design and method statements (produced in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority. The statements shall:
  - Provide details on all structures facing LU elevation or adjacent to LU property boundary;
  - Provide details on the use of tall plant/scaffolding;
  - Accommodate the location of the existing London Underground structures;
  - Demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land;
  - Demonstrate that there will at no time be any potential security risk to our railway, property or structures.

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

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with Table 6.1 of the London Plan 2016, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

4. Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained. Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development.

Reason: To ensure a safe environment in accordance with Policy 7.3 of the London Plan 2016 and Policy DM2 of the Development Management DPD.

5. Prior to the first occupation of the development hereby approved a Workplace Travel Plan (WTP) for the commercial use must be submitted to and approved in writing by the Local Planning Authority. The developer must appoint a designated Travel Plan Coordinator who shall work in collaboration with the Facility Management Team to monitor the Workplace Travel Plan initiatives annually for a period of two years. The WTP shall secure the following measures:
- a) Provision of travel packs for staff members containing public transport and cycling/walking information, and bus/rail/tube maps and timetables;
  - b) Provision of showers, lockers and changing room facilities within the development.

Reason: To promote travel by sustainable modes of transport in line with the London Plan, the Council's Local Plan SP7 and Policy DM32 of the Development Management DPD.

6. Prior to the commencement of work on site a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to and approved by the Local Planning Authority. The Plans shall provide details on how construction work (including demolition) would be undertaken in a manner so that disruption to traffic and pedestrians on Marsh Lane, Marigold Road and Watermead Way is minimised. Construction vehicle movements shall be carefully planned and coordinated to avoid the AM and PM peak travel periods. The plans shall demonstrate appropriate consideration of other developments that are being constructed locally and shall implement measures to safeguard and maintain the operation of the local highway network during the construction process. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the impacts of the development proposal on the local highways network are minimised during construction.

7. The development hereby approved shall not commence (other than site set up works) until a statement is received and approved in writing by the Local Planning Authority confirming that the surface water drainage scheme for the site shall meet the following requirements:
- Be constructed in accordance with the Flood Risk Assessment submitted with this application, dated 01 April 2019;
  - Be constructed in accordance with drawing no. HML-MMD-XX-XX-DR-D-0001 rev. P1
  - Shall be appropriately lined to mitigate against infiltration;
  - Shall achieve the expected 20 l/s run-off rate.
  - The statement shall also include details of the surface water drainage scheme's management and maintenance after completion of the development and the scheme shall subsequently be implemented in accordance with the approved details before the site is occupied.

Reason: To comply with Policy DM25 of the Development Management DPD which requires sensitive surface water management.

8. Prior to installation details of the gas boilers to be provided for space heating and hot water should be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%). The development shall be implemented in accordance with the approved details.

Reason: As required by The London Plan Policy 7.14.

9. Prior to commencement of the development details of height calculations, diameters and locations of any flues must be submitted for approval by the Local Planning Authority. The development shall be implemented in accordance with the approved details

Reason: To protect local air quality and ensure effective dispersal of emissions.

10. Prior to the commencement of works the site the Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.

Reason: To Comply with Policy 7.14 of the London Plan

11. Prior to the commencement of the development, evidence of site registration at [nrmm.london](http://nrmm.london) to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority.

Reason: To protect local air quality.

12. All plant and machinery to be used during the demolition and construction phases of the development shall meets Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions.

Reason: To protect local air quality.

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

Reason: To Comply with Policy 7.14 of the London Plan

14. If site vegetation is to be removed during the bird breeding season (March-August inclusive) the vegetation shall first be checked for nesting birds, with this check supervised by an appropriately qualified Ecological Clerk of Work, no more than 48 hours prior to removal. If active nests are found, any young shall to

be allowed to fledge prior to vegetation removal and a buffer around the nest shall be installed to minimise disturbance and shall remain in situ whilst the nest is active.

Reason: To protect local biodiversity in accordance with Policy DM1 of the Development Management DPD.

15. During the clearance of the site the recommendations of the Reptile Report shall be followed in full. For the avoidance of doubt these measures include:

- Vegetation clearance to be completed in set phases during the active reptile season (March to September inclusive) and to be cut by hand or machine mounted blade only;
- Cut vegetation to be cleared from the site as soon as the cut is done to avoid creating new refugia for reptiles;
- Vegetated area ground disturbance to be supervised by a suitably qualified ecologist;
- Any log or rubble piles or other natural refugia on site to be searched by a suitably qualified ecologist and dismantled by hand.

Reason: To protect local biodiversity in accordance with Policy DM1 of the Development Management DPD.

16. Prior to the commencement of the development hereby approved a two metre exclusion zone shall be installed around the invasive species Himalayan Cotoneaster (*cotoneaster simonsii*) and an appropriately qualified Invasive Species Specialist shall be engaged to remove this plant from site.

Reason: To protect local biodiversity in accordance with Policy DM1 of the Development Management DPD.

17. No works shall commence on site until details of the active and passive electric vehicle charging points have been submitted to the Local Planning Authority and approved in writing. The details shall include:

- a) Location of active and passive charge points;
- b) Location of associated parking spaces;
- c) Specification of charging equipment;
- d) Operation/management strategy.

The development shall be implemented in accordance with the approved details

Reason: To comply with London Plan Policy 6.13.

18. Prior to the commencement of the development (other than for investigative work):

- a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the site as appropriate. The investigation must be comprehensive enough



to enable: (i) a risk assessment to be undertaken, (ii) refinement of the Conceptual Model, and (iii) 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 its written approval;

- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the site, 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 the Plot;
- c) Where remediation of contamination on the site is required completion of the remediation detailed in the approved 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 first occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

19. Prior to first occupation of the development hereby approved, the following shall be in place:
- Provision of a new signalled junction to the satisfaction of the Council's Transportation Officer
  - Existing crossing shall be removed
  - Existing cycle route from Watermead Way shall be re-routed through the new road crossing to provide a connection to the Lee Valley Regional Park
  - The public right of way connecting Marsh Lane to Watermead Way (south of the site) shall be re-surfaced
  - The detailed design of the proposed improvements, including details of how light spill shall illuminate this path, shall be submitted to and approved by the Council within six months of the first commencement of works on site
  - Cycle directional signage shall be retained and/or upgraded as required
  - Design details of the proposed improvements shall be submitted to and approved by the Council within six months of the first commencement of works on site and prior to the removal of the existing crossing

Reason: To promote travel by sustainable modes of transport in line with the London Plan, the Council's Local Plan SP7 and Policy DM32 of the Development Management DPD.

### **Informatives**

1. In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council has made available detailed advice in the form of our development plan comprising the London Plan 2016 and the Haringey

Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

2. Based on the information submitted with the application, the Mayoral CIL charge would be £147,840 (2,464sqm x £60 x 1) and the Haringey CIL charge would be nil.
3. The development hereby approved shall be completed in accordance with the associated Section 106 & Section 278 legal agreements.
4. The applicant is reminded that this planning permission 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.
5. The new development will require numbering. The applicant should contact Haringey 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.
6. Prior to demolition/relocation 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.
7. Contractors & developers undertaking significantly noise-creating construction works within the London Borough of Haringey are restricted to the following dates and times: Monday – Friday 08.00 – 18.00hrs; Saturday 08.00 - 13.00hrs; Sundays & Bank Holidays – no significantly noise-creating works permitted. Major developments are encouraged to apply for prior consent under Section 61 of the Control of Pollution Act 1974.
8. The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; construction methods; tall plant: scaffolding and security;
9. 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.
10. The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via [docomailbox.ne@met.police.uk](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813.

*\*Clerks note: the wording for any additional conditions and informatives approved by the Committee will be formulated by the Planning Service and included on the decision notice*

**342. PRE/2019/0027 - 867-869 HIGH ROAD N17 8EY (B&M STORE - FORMER SAINSBURY'S SUPERMARKET SITE)**

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme.

Officers and the Applicant responded to questions from the Committee:

- There was no guarantee that the GLA grant would be received, however all affordable housing was subject to viability testing and until the scheme was finalised the amount of affordable housing could not be finalised.
- The tall buildings followed the pattern for scheme already in the area or with planning permission. The design was supported by the Quality Review Panel.
- There would be 12 electric car charging points on the developments, with the ability to install more as demand increased.
- The park would be privately owned and maintained, however it would be publicly accessible.

The Chair thanked all for attending.

**343. UPDATE ON MAJOR PROPOSALS**

**RESOLVED that the report be noted.**

**344. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

**RESOLVED that the report be noted.**

**345. NEW ITEMS OF URGENT BUSINESS**

None.

**346. DATE OF NEXT MEETING**

9 September 2019.

CHAIR: Councillor Vincent Carroll

Signed by Chair .....

Date .....