

**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON MONDAY, 10TH SEPTEMBER, 2018, 7.00
- 8.30 pm**

PRESENT:

Councillors: Vincent Carroll (Chair), Reg Rice (Vice-Chair), John Bevan, Luke Cawley-Harrison, Justin Hinchcliffe, Sarah James, Peter Mitchell, Viv Ross, Yvonne Say and Sarah Williams

220. FILMING AT MEETINGS

Noted.

221. PLANNING PROTOCOL

Noted.

222. APOLOGIES

Apologies for absence were received from Councillor Tabois.

223. URGENT BUSINESS

None.

224. DECLARATIONS OF INTEREST

None.

225. MINUTES

Councillor Say requested that she be marked as present at the meeting, and Councillor James requested further clarification on minute item 215, and the central road.

The minutes of the meeting on 9 July would be presented for approval at the next meeting of the Planning Sub Committee.

226. HGY/2018/0076 - 168 PARK VIEW ROAD, N17 9BL

The Committee considered an application for: Demolition of existing car repair/servicing garage and construction of a part 3, part 4 and part 5 storey building to provide 15 residential units with 5 car parking spaces including 1 wheelchair car parking space, 24 cycle spaces and ancillary servicing accommodation.

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

Officers and the Applicant's Representative responded to questions from the Committee:

- The existing permissions were fine as they were, however, the applicant for the site had changed since permission was granted. The new applicant felt that the new application was appropriate for the site.
- With regard to affordable housing, a viability assessment had been carried out on the original scheme which suggested that there would be no affordable housing contribution. There would be a contribution made towards the opening out of the entrance to the underpass, and improving visibility and safety.
- A noise assessment study had been commissioned and a report was available.
- With regard to the report provided by the Police, it was the applicant's understanding that in relation to the original application there were concerns with the lack of surveillance over the area. The new application has four storeys overlooking the entrance to the underpass, which would provide more surveillance.
- Car club spaces had not as yet been identified, the Council would work with the applicant and the car club provider to identify a suitable location within the vicinity.
- Occupants of the properties would not be able to apply for a residents permit under any future CPZ applications.
- Officers had originally recommended a late stage viability review, however the developer had not been keen to agree to this. The Council's Lawyer advised that a decision had been made by the Court in May against the Mayor's policy of setting viability at 75%, and this had now cast doubt over whether Councils can impose 75% viability on developments.
- Payments for loss of employment floor space would be allocated to support employment growth in the general vicinity.
- If trees were removed, they would be replaced.
- The approved 12 unit scheme would only provide a £80,000 public realm contribution. The current application had been submitted as unviable however, the consultants had concluded that the scheme could afford to pay increased contributions, including £190,000 for affordable housing in addition to the £80,000 for the public realm improvements, and a number of smaller contributions. Officers considered this to be a better position.

The Council's Lawyer advised that as Councillor Hinchcliffe had left the meeting during discussion of the application, he would not be able to take part in the rest of the discussion, or vote on the application in accordance with paragraph 5.78 of the Planning Protocol.

Councillor Cawley-Harrison moved an amendment to the conditions: that the £80,000 contribution be used solely for the underpass and public realm works within the immediate vicinity of the development; and that play space is located within walking distance for children.

Councillor Bevan requested that an informative be included to request that the developer contacted Homes for Haringey in relation to using the green space on their land. Dean Hermitage suggested that he be given authority to write to Homes for Haringey on behalf of the Committee to explore this option.

The Committee voted on the application, subject to the amended conditions and informative. With 5 votes in favour, and 4 against, it was

RESOLVED

- i. That the Committee GRANT planning permission and that the Assistant Director Planning or 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 obligation set out in the Heads of Terms below:

Section 106 Heads of Terms:

1. An affordable housing contribution of £189,152 with review mechanisms
 2. Early stage viability review (if the planning permission is not implemented within 2 years of being granted)
 3. Pedestrian link/Public Realm Contribution and s278 works of £80,000 to be paid towards the underpass and public works within the immediate vicinity of the development only
 4. A carbon offsetting contribution of £21,078 (plus a possible further contribution following a sustainability review)
 5. Construction Phase Skills and Training initiatives
 6. A loss of Non-Designated Employment Floorspace contribution of £9,255.27
 7. A Traffic Management Order (CPZ) contribution of £1,000
 8. Resident Parking Permit restriction ('Car-capped' development)
 9. Travel plan with car club membership (two years and £50 credit per membership) with monitoring fee (£3,000)
 10. Child play space contribution of £1,567.50 towards play facilities within the walking distance of the development for children
 11. Considerate Constructors Scheme
- ii. That delegated authority be granted to the Assistant Director Planning or Head of Development Management or the Assistant Director Planning 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.
 - iii. That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 28 September 2018 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and

- iv. That following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (iii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the following conditions.
- v. The Head of Development Management be authorised to write to Homes for Haringey on behalf of the Sub-Committee to formally request that future occupiers of the development be permitted to use green space and play facilities on Homes for Haringey land within the vicinity of the development.

Conditions:

COMPLIANCE: Time limit for implementation (LBH Development Management)

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.

COMPLIANCE: Development in accordance with approved drawings and documents (LBH Development Management)

2. The approved plans comprise drawing numbers and documents:

Drawings:

L 6723/1 Rev 1; L 6723/2 Rev 0; PVT-P011-S2-P0; PVT-P012-S2-P0; PVT-P013-S2-P0; PVT-P110-S2-P1; PVT-P111-S2-P0; PVT-P112-S2-P0; PVT-P113-S2-P0; PVT-P114-S2-P0; PVT-P115-S2-P0; PVT-P210-S2-P0; PVT-P211-S2-P0; PVT-P212-S2-P0; PVT-P213-S2-P1; PVT-P214-S2-P0; PVT-P215-S2-P0; PVT-P310-S2-P0; PVT-P610-S2-P0

Documents:

Design and Access Statement Ref: PVT-DS-01-ZZ-RP-A-P611-S2-P0; Energy Statement dated 21st December 2017 by greenbuildconsult; Daylight, Sunlight & Overshadowing Assessment Rev: 2 dated November 2017 by XCO2; Flood Risk Assessment Rev: Final 1 dated November 2017 by EAS; Transport Assessment Addendum Ref: 30755/D002 dated October 2017 by Transport Planning Practice; Letter regarding viability position dated 12th August 2018 by Turner Morum

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

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

COMPLIANCE: Accessible and adaptable dwellings (LBH Development Management)

3. All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of wheelchair accessible homes and to comply with Haringey Local Plan 2017 Policy SP2 and London Plan 2016 Policy 3.8.

COMPLIANCE: Wheelchair accessible or easily adaptable for wheelchair use (LBH Development Management)

4. At least 10% of all dwellings shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) unless otherwise agreed in writing with the Local Planning Authority.

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

COMPLIANCE: Energy strategy (LBH Carbon Management)

5. The development shall be constructed in strict accordance with the approved "Energy Statement for 168 Park View Road" dated 21st December 2017 by Green Build Consult and shall achieve the agreed carbon reduction of 35.8% beyond Building Regulations 2013. Specifically, the development shall meet the energy efficiency standards set out in section 5.4 of the submitted energy statement reference above and deliver a 10.5kWp photovoltaic array covering approximately 67m² of south facing roofslope prior to first occupation. The equipment and materials shall be maintained as such thereafter.

Following completion of works, a final Energy Performance Certificate with accompanying Building Regulations compliance report shall be submitted to an approved in writing by the Local Planning Authority and shall reflect the carbon reduction targets agreed.

If the agreed target is not achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £1,800 per tonne of carbon plus a 10% management fee.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with London Plan Policy 5.2 and local plan Policy SP04.

COMPLIANCE: Satellite antenna restriction (LBH Development Management)

6. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created, and this shall be installed prior to the occupation of the property, and the scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

COMPLIANCE: Electric charging points (LBH Transportation)

7. The proposed car parking spaces must include provision for electric charging facility in line with the London Plan 2016, 20% of the residential car parking spaces must have active provision and 20% passive provision for future conversion for the residential aspect of the development and 10% commercial car parking spaces must have active provision and 10% passive provision for future conversion for the commercial aspect of the development.

Reason: To promote travel by sustainable modes of transport to and from the site and comply with the London Plan.

PRE COMMENCEMENT: Demolition and Construction Management and Logistics Plan (LBH Transportation)

8. (a) No demolition works shall be carried out on the site until a Demolition Management Plan (DMP) and Demolition Logistics Plan (DLP) have been submitted for the local authority's approval 1 month (one month) prior to demolition work commencing on site. The plans should provide details on how demolition work would be undertaken in a manner that disruption to traffic and pedestrians on Park View Road and the roads surrounding the site is minimised. The demolition management plan must include details on the demolition of the existing building and how it will be undertaken in a way such that the Council depot to the south of the site will always have unrestricted access. It is also requested that demolition vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.

(b) No construction works shall be carried out on the site until a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) have been submitted for the local authority's approval 1 months (one month) prior to construction work commencing on site. The plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Park View Road and the roads surrounding the site is minimised. The construction management plan must include details on the construction of the development and how it will be undertaken in a way such that the Councils depot will always have unrestricted access. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.

PRE COMMENCEMENT: Air Quality and Dust Management Plan (LBH Pollution)

9. (a) No demolition works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition, either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any demolition works being carried out on the site.

(b) No construction works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition, either the site or the Construction Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any construction works being carried out on the site.

Reason: To comply with Policy 7.14 of the London Plan and to safeguard the amenities of the area.

PRE COMMENCEMENT: Piling method statement (Thames Water)

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: To ensure that any piling has no impact on local underground sewerage utility infrastructure.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Contaminated land risk assessment and method statement (LBH Pollution)

11. Before development commences other than demolition of above ground structures (excluding the ground floor slabs/hard standing):

(a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

(b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

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

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

(c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

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

PRIOR TO OCCUPATION: Contaminated land remediation verification report (LBH Pollution)

12. Where remediation of contamination on the site is required, completion of the remediation detailed in the approved method statement as required by condition 11 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.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Sustainable Urban Drainage System (LBH Development Management)

13. No development (excluding demolition) shall take place until a detailed surface water drainage scheme for site, which is based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus 30% for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall include details of its maintenance and management after completion.

The development shall not be occupied until the sustainable drainage scheme for the site has been completed in accordance with the approved details and

shall be managed and maintained thereafter in accordance with the approved details including the management and maintenance plan.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Materials (LBH Development Management)

14. Notwithstanding the information submitted with this application, no development above ground shall take place until precise details including samples of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Green Roof (LBH Development Management)

15. No development shall commence until details of a scheme for a "vegetated" or "green" roof(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2016 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Hard and Soft Landscaping (LBH Development Management)

16. No development shall take place until full details of both hard and soft landscape works (including boundary treatments) have been submitted to and approved in writing by the local planning authority and these works shall 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.); retained historic landscape features and proposals for restoration, 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]. The soft landscaping scheme shall include detailed drawings of:

- a. those existing trees to be retained
- b. those existing trees to be removed
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent
- d. those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development

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 as approved, 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.

PRIOR TO INSTALLATION: Boiler details (LBH Pollution)

17. Prior to installation, details of the gas boilers to be provided for space heating and domestic hot water shall be submitted to, approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh. The boiler details hereby approved shall be implemented prior to first occupation and retained as such in perpetuity.

Reason: As required by London Plan Policy 7.14.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Secured by Design – Demonstration (Metropolitan Police)

18. Prior to carrying out above ground works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve full 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

Reason: To ensure the safety and security of the development.

PRIOR TO FIRST OCCUPATION: Secured by Design – Certification (Metropolitan Police)

19. 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 shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the safety and security of the development.

PRIOR TO FIRST OCCUPATION: Cycle parking (LBH Transportation)

20. Prior to first occupation of the development, details of the type of cycle parking, the layout and method of access/security to accommodate a minimum of 24 cycles shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage details thereby approved shall be implemented prior to first occupation and retained as such in perpetuity.

Reason: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general and to comply with the London Cycle Design Standard.

Informatives:

Working with the applicant (LBH Development Management)

1. 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.

S106 agreement (LBH Development Management)

2. INFORMATIVE: This permission is governed by a legal agreement pursuant to Section 106 of Town and Country Planning Act 1990 (as amended). The agreement relates to affordable housing financial contribution, highways works, travel plan, car-capped development.

CIL (LBH Development Management)

3. INFORMATIVE: The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £45,847.62 (933sqm x £35 x 1.404) and the Haringey CIL charge will be £16,849.98 (933sqm x £15 x 1.204). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

Party Wall Act (LBH Development Management)

4. INFORMATIVE: 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.

Hours of construction (LBH Development Management)

5. INFORMATIVE: 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

Asbestos (LBH Environmental Services)

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

Surface Water (Thames Water)

7. INFORMATIVE: 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.

Groundwater Risk Permit (Thames Water)

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

Pressure (Thames Water)

9. INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 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.

Fire safety (London Fire Brigade)

10. 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.

Street numbering (LBH Transportation)

11. **INFORMATIVE:** The new development will require naming/numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied to arrange for the allocation of a suitable address.

- vi. That in the absence of the agreement referred to in resolution (i) being completed within the time period provided for in resolution (iii), the planning permission be refused for the following reasons:
 - (i) In the absence of a financial contribution towards affordable housing, the proposal would have an unacceptable impact on affordable housing provision within the borough. As such, the proposal would be contrary to Local Plan 2017 Strategic Policy SP2, Development Management DPD 2017 policy DM13 and London Plan 2016 policy 3.12.
 - (ii) In the absence of a financial contribution towards the amendment of the Traffic Management Order, public realm and highways works and car club funding, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan Strategic Policies 2017 Policy SP7, Development Management DPD 2017 policies DM31, DM32 and DM33 and London Plan 2016 policies 6.9, 6.11 and 6.13.
 - (iii) In the absence of a financial contribution towards carbon offsetting, the proposal would fail to deliver an acceptable level of carbon saving. As such, the proposal would be contrary to Local Plan 2017 Strategic Policy SP4 and London Plan 2016 policy 5.2.
 - (iv) In the absence of a financial contribution towards construction training and local labour initiatives, the proposal would fail to deliver an acceptable level of support towards local residents accessing the new job opportunities in the construction phase of the scheme. As such, the proposal would be contrary to Haringey's Planning Obligations SPD 2018.
 - (v) In the absence of a financial contribution towards child play space, the proposal would fail to deliver an acceptable level of play and informal recreation based on the expected child population generated by the scheme. As such, the proposal would be contrary to London Plan 2016 policy 3.6, the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG 2012 and Local Plan 2017 Strategic Policy SP13.

- vii. In the event that the planning application is refused for the reasons set out in resolution (v) above, the Head of Development Management or the Assistant Director Planning (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;
- (ii) The further application for planning permission is submitted to and approved by the Head of Development Management or the Assistant Director Planning 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 2.1 above to secure the obligations specified therein.

227. UPDATE ON MAJOR PROPOSALS

Members noted the report, and were advised by officers that they could be contacted outside of Committee meetings for any further information.

228. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The report was noted.

229. NEW ITEMS OF URGENT BUSINESS

None.

230. DATE OF NEXT MEETING

8 October 2018.

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date