

**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON MONDAY, 11TH MARCH, 2019, 7.00 - 9.15
pm**

PRESENT:

Councillors: Vincent Carroll (Chair), Reg Rice (Vice-Chair), John Bevan, Dhiren Basu, Luke Cawley-Harrison, Peter Mitchell, Viv Ross, Yvonne Say, Preston Tabois, Sarah Williams and Liz Morris

284. FILMING AT MEETINGS

Noted.

285. PLANNING PROTOCOL

286. APOLOGIES

Apologies for absence were received from Councillor Hinchcliffe. Councillor Morris was in attendance as substitute.

287. URGENT BUSINESS

None.

288. DECLARATIONS OF INTEREST

None.

289. MINUTES

RESOLVED

- That the minutes of the Planning Committees held on 7 and 18 February 2019 be approved as a correct record.

290. HGY/2019/0108 - ASHLEY PARK, ASHLEY ROAD, LONDON, N17 9LJ

Clerks note – the Chair varied the order of the agenda to consider agenda item 8 before item 7. The minutes follow the order of the agenda.

The Committee considered an application for the approval of the demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 131.9 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works.

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

Councillor Gordon addressed the Committee in objection to the application. Her main concern was the overall problem with air quality in Tottenham Hale, along with issues over affordability. Councillor Gordon referred to the report submitted in relation to air quality, and felt that it did not go far enough to mitigate the problems in the area. The report stated that people would not be affected by the works, however children attending Harris school would be in close proximity and would be affected by this development and the overall development of the area. Councillor Gordon also referred to the child yield calculations, and the suggestion that children could use Down Lane park for play space and questioned how the park space would be sufficient for all of the additional children in the development as a whole.

In response to a question from the Chair, Councillor Gordon explained that the report referred to 'medium risk', and she felt that risk was risk and the mitigations put forward for the construction phase were not sufficient.

Danielle Lennon, Planning Manager for Notting Hill Genesis addressed the Committee. Ashley Park made up the southern portion of the Ashley Road site, it was the last major application within the area and within the Notting Hill Genesis estate. The development would include 97 homes of mixed tenure, with commercial office units on the ground floor. The three bedroom duplex houses were set at London affordable rent, and located at ground and first floors. Floors two to eight comprised of one and two bedroom flats, set at London affordable rent and market sale. Of the 97 homes, 41% were affordable and of these, 41% would be London affordable rent, and 59% would be set at the Mayor of London's rent to buy scheme for households with a minimum income of £49,000. Notting Hill Genesis would retain responsibility for managing and maintaining all of the properties.

Officer and the Applicants responded to questions from the Committee:

- The rent to buy scheme would be implemented to provide people with the opportunity to buy properties.
- Ashley Link was approximately 20m at the narrowest point, and would serve several purposes, which were designed to be reasonably distinct. The play space at building two was fenced off. Six parking spaces were located to the north of the site, and access for services such as refuse collection would be once a week, so traffic movements would be low. The priority would be for pedestrians and cyclists.
- London affordable rent levels were set in line with Council Housing Benefit caps, and social rent levels.
- The air quality assessment set out that the air quality would be neutral in terms of the lifetime of the development. A contribution would be made to the establishment of a construction co-ordinator to ensure that all of the developments provided as clean and easy a development as possible. Dean Hermitage informed the Committee that condition 10 could be expanded to include the required of air quality monitoring.
- The child yield figure of 27 was calculated using the GLA formula, and taking into account the different tenures.

- The buildings would all be tenure blind externally. There would be some differences with the internal fittings, however this would not affect the quality provided.

Councillor Williams moved that the application be refused on the grounds of too many one and two bedroom units, and not enough three bedroom units, along with the cumulative effect of lack of amenity space for the 2900 new dwellings in area, which were all reliant on play space in Down Lane Park.

Councillor Carroll seconded the motion, adding that the development was deficient on play space, and following a vote with six for, four against and no abstentions, it was resolved that the application be REFUSED.

Note – Councillor Tabois was unable to take part in the vote as he had left the meeting during discussion of the application.

291. HGY/2018/3112 - EARLHAM PRIMARY SCHOOL EARLHAM GROVE N22 5HJ

The Committee considered an application for the demolition of existing main school block, and construction of replacement part one, part two-storey school block with associated hard and soft landscaping. Construction of temporary school playground during the course of the construction period only.

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

Councillor Weston addressed the Committee in support of the application. She outlined the numerous issues with the current building – problems with boilers, damp, visible mould and subsidence. A new building would support the delivery of the curriculum with state of the art technology and equipment, and would support every child to thrive. Councillor Weston urged the Committee to support the application.

Officers and the Applicant responded to questions from the Committee:

- Paragraph 6.64 set out a number of measures that the Applicant had added to the proposal to combat the initial concerns in relation to overheating. The energy officer was satisfied with these measures.
- Refurbishment of the current building was not an option as DfE funding was only available if the building was rebuilt. The new building would have a minimum 40-50 year lifespan.
- The contractors were specialists in school projects, and there would be measures in place to reduce the impact on the children and staff during the build. It would be a modular build, which would reduce the number of vehicles accessing the site, reduce noise and provide a quicker build. It was intended that the build would start in May, children and staff would be decanted into the new school in February / March 2020, and the old building demolished in Summer 2020.

The Chair moved that the application be granted, and following a vote with ten in favour, no refusals and one abstention it was

RESOLVED

- i. That the Committee resolve to GRANT planning permission subject to the recommended conditions and informatives as set out in this report.
- ii. That delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to the recommended conditions and or informatives 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

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:

131478EFAA-JMA-01-00-DR-A-PL0001 S2 P01; 131478EFAA-JMA-01-00-DR-A-PL0002 P01 S2; 131478EFAA-JMA-01-01-DR-A-PL0001 S2 P01; 131478EFAA-JMA-01-01-DR-A-PL0002 P01 S2; 131478EFAA-JMA-01-02-DR-A-PL0001 S2 P01; 131478EFAA-JMA-01-02-DR-A-PL1001 S2 P01; 131478EFAA-JMA-01-XX-DR-A-PL0003 P01; 131478EFAA-JMA-01-XX-DR-A-PL0005 P01; 131478EFAA-JMA-01-XX-DR-A-PL0006 P01; 131478EFAA-JMA-01-XX-DR-A-PL0007 P01; 131478EFAA-JMA-01-ZZ-DR-A-PL0001 P01; 131478EFAA-JMA-01-ZZ-DR-A-PL1003 P01; 131478EFAA-JMA-01-ZZ-DR-A-PL2001 S2 P01; 131478EFAA-JMA-01-ZZ-VS-A-PL8002 S2 P02; 131478EFAA-JMA-01-ZZ-VS-A-PL8003 S2 P02; 131478EFAA-JMA-01-ZZ-VS-A-PL8004 S2 P02; 131478-CAU-XX-XX-DR-C-1400 Rev P1.0; 131478-CAU-XX-XX-DR-C-1401 Rev S4 P2 131478-CAU-XX-XX-DR-C-1600 Rev P1.0; 131478-CAU-XX-XX-DR-C-1601 Rev P1.0; 131478-CAU-XX-XX-DR-C-1602 Rev P1.0; 131478-CAU-XX-XX-DR-D-5400 Rev P1.0; 131478-CAU-XX-XX-DR-D-5600 Rev P1.0; 131478-CAU-XX-XX-DR-D-5601 Rev P1.0; 131478-CAU-XX-XX-DR-D-5602 Rev P1.0; 131478-CAU-XX-XX-SK-C-0500.P1-S1; 131478EFM-rS-XX-XX-SCH-

001 Rev C; 131478EFM-rS-XX-XX-DR-L-90-100 Rev N; 131478EFAA-rS-XX-XX-DR-L-90-101 Rev I; 131478EFAA-rS-XX-XX-DR-L-90-102 Rev E; 131478EFM-rS-XX-XX-DR-L-90-103 Rev F; 131478EFM-rS-XX-XX-DR-L-90-104 Rev E; 131478EFM-rS-XX-XX-DR-L-90-108 Rev D; 102007-rS-XX-XX-DR-L-90-112; 131478EFM-rS-XX-XX-DR-L-90-113 Rev G; 131478EFM-rS-XX-XX-DR-L-90-114 Rev A; 131478EFM-rS-XX-XX-DR-L-90-116 Rev B; D7145.002 Rev A

Documents:

External Works Outline Specification ref: 131478EFM-rS-XX-XX-SP-L-90---1 Rev K; Preventing Overheating – Statement for Planning ref: 190221 Rev 3 dated 21 February 2019; Demolition Method Statement dated 11 October 2018; Transport Statement ref: 131478-CAU-XX-XX-RP-C-7700.P1 dated August 2018; Flood Risk Assessment and Drainage Strategy ref: 3600-CAU-XX-XX-RP-V-0300.A0-C1 dated September 2018; Surface Water Drainage Management Plan ref: 131478-CAU-XX-XX-RP-C-0355.S4-P1 dated January 2019; Design and Access Statement dated 15 October 2018; Bat Appendix ref: 7145.001 dated August 2018; Energy Assessment for Planning ref: 181015 Earlham – LZC Report.doc dated 15 October 2018; Arboricultural Survey ref: CAB/J-M3932.02 (ER02) dated January 2017; BREEAM New Construction 2018 Pre Assessment ref: BREEAM-0076-7269; Planning Statement dated ref: O/R: 833 Rev A dated October 2018; Ecological Assessment ref: 7145.005 dated November 2018; Logistics Option Appraisal dated 18 October 2018; Construction Management Plan Rev T3 dated 8 January 2019; Output Specification Compliance Report ref: 131478-BAN-00-XX-DC-C-2201-P5 dated 17 January 2019

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: Land use (LBH Development Management)

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), the building shall only be for educational D1 and ancillary uses.

Reason: To ensure the benefits of the education and community facility are retained.

COMPLIANCE: Construction Management Plan (LBH Transportation)

4. The development shall be built in accordance with the hereby approved Construction Method Statement Revision T3 by Spatial Initiative dated 8 January 2019 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with policies 6.3, 6.11 and 7.15 of the London Plan 2016, policies SP0 of the Haringey Local Plan 2017 and policy DM1 of The Development Management DPD 2017.

COMPLIANCE: NRMM inventory (LBH Pollution)

5. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

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

PRE-COMMENCEMENT: Considerate Constructors Scheme registration (LBH Pollution)

6. Prior to the commencement of any works the site, the applicant or Contractor Company is to register with the Considerate Constructors Scheme and provide proof of registration to the Local Planning Authority.

Reason: To Comply with Policy 7.14 of the London Plan

PRE-COMMENCEMENT: NRMM details (LBH Pollution)

7. No works shall commence on the site until details of all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

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

PRIOR TO ABOVE GROUND WORKS COMMENCING: Air Quality Neutral Assessment (LBH Pollution)

8. Prior to above ground works commencing, an Air Quality Neutral Assessment, taking into account emissions from boilers and combustion plant and road transport sources must be undertaken and submitted for approval by the Local Planning Authority.

Reason: To comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.

PRIOR TO FIRST OCCUPATION: Bat boxes (LPA Sustainability)

9. Prior to first occupation of the proposed development hereby approved, bat boxes for the common pipistrelle bat shall be installed on the southern/south west facing wall of the development and maintained as such thereafter.

Reason: In the interest of nature conservation.

PRIOR TO FIRST OCCUPATION: BREEAM rating (LBH Carbon Management)

10. The building hereby approved shall achieve a minimum BREEAM Rating of 'Very Good'. Prior to first occupation of the building hereby approved, evidence shall be submitted to the Local Planning Authority in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with this standard.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan 2016 polices 5.1, 5.2,5.3 and 5.9 and policy SP:04 of the Local Plan.

POST-REMOVAL OF TEMPORARY FACILITIES: (Sport England)

11. Within three months of the removal of the temporary facilities, the playing field land shall be reinstated to a playing field of a quality of at least equivalent to the quality of the playing field immediately before the temporary facilities were erected.

It is recommended that the restoration scheme is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with Development Plan Policy.

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.

Hours of construction (LBH Development Management)

2. **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

Wildlife Act 1981 (LBH Sustainability)

3. **INFORMATIVE:** You are reminded of the requirements of the Wildlife Act 1981. It is a criminal offence to deliberately kill, injure or capture protected species such as bats, or to deliberately disturb them or to damage or destroy their breeding sites and resting places. Should such species be encountered you are advised to seek specialist advice.

Asbestos (LBH Environmental Services)

4. **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.

292. HGY/2018/0739 - PLANNING PERMISSION / HGY/2018/0740 - LISTED BUILDING CONSENT - TEACHERS CENTRE 336 PHILIP LANE N15 4AB

This application was withdrawn from the agenda.

293. UPDATE ON MAJOR PROPOSALS

RESOLVED that the report be noted.

294. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

RESOLVED that the report be noted.

295. NEW ITEMS OF URGENT BUSINESS

None.

296. DATE OF NEXT MEETING

8 April 2019.

297. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED that the press and public be excluded for the consideration of item 16 as it contained exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 and 5.

298. MINUTES

The minutes were not approved, as amendments were required following discussion with the Committee.

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date

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