

MINUTES OF THE PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY, 4TH JULY 2022, 7.10 PM – 9.00 PM

PRESENT: Councillor Barbara Blake (Chair), Councillor Reg Rice (Vice-Chair), Councillor Nicola Bartlett, Councillor John Bevan, Councillor Lester Buxton, Councillor Luke Cawley-Harrison, Councillor Ajda Ovat, Councillor Yvonne Say, Councillor Matt White, and Alexandra Worrell.

1. FILMING AT MEETINGS

The Chair referred to the notice of filming at meetings and this information was noted.

2. PLANNING PROTOCOL

The Chair referred to the planning protocol and this information was noted.

3. APOLOGIES

Apologies for absence were received from Councillor George Dunstall.

4. URGENT BUSINESS

There were no items of urgent business.

Cllr Rice enquired why the Committee was not considering the minutes of the last meeting. The Chair noted that the minutes would be circulated when they were available.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. PLANNING APPLICATIONS

The Chair referred to the note on planning applications and this information was noted.

7. HGY/2022/0044 - 108 VALE ROAD, N4 1TD

The Committee considered an application for full planning permission for a comprehensive redevelopment of the site to provide four buildings comprising

flexible light industrial floorspace (Class E) and storage and distribution units (Class B8), together with car and cycle parking, plant and all highways, landscaping and other associated works.

James Mead, Planning Officer, introduced the report and responded to questions from the Committee:

- It was noted that the Urban Greening Factor (UGF) of the proposal would be 0.012 which was below the Mayor of London's guidelines, and it was enquired what the applicant had done to increase greening. The Head of Development Management noted that there was a conflict of policies in this case. It was explained that the non-compliance was considered to be outweighed in terms of the benefit of scheme (green v employment space). It was added that the application would result in additional greening in the form of street trees but, as it would be offsite, this could not be included as part of the official UGF calculation.
- It was clarified that there would be cladding which was considered to be appropriate for industrial use. The cladding would be robust, durable, and would be reflective of the industrial area. Some members of the Committee stated that all cladding should be shown to the Committee so that it could consider the proposed materials of developments. The Head of Development Management explained that the details of materials were generally not available when the Committee considered the application. It was noted that a tender process was often required before the materials were confirmed. It was suggested that additional detail could be provided on the appearance of proposals in the agenda papers. The Principal Urban Design Officer explained that there was a detailed condition on the materials for the proposal, that samples and details would require approval, and that the materials would be relatively non-flammable.
- It was noted that the application proposed a car-capped development with the only provision on the site and occupiers will not be eligible for business permits, but this would not impact existing developments.
- In relation to the sufficiency of parking, it was noted that the car parking would be booked in advance, managed, and conditioned as part of the application. The Transport Planning Team Manager explained that the applicant would need to provide a detailed Parking Management Plan. It was considered that the proposed parking provision was considered to be appropriate for the development. The applicant team added that most vehicle usage would be related to industrial use rather than for individual use or commuting.
- The Committee asked about the impact of the proposals on the permeability of the site for walking and cycling and how this would integrate with other sites. The Transport Planning Team Manager stated that the proposal was an improvement on the previous development. The applicant team noted that the site plans for the area were evolving but that there were opportunities for north to south permeability. It was added that the scheme would provide good cycling facilities, with approximately 83 cycle parking spaces as well as showering facilities for cycle users.
- It was clarified that the proposed solar panels would be in line with the pitch of the roof.
- It was explained that section 278 agreements were a mechanism to secure highways works. It was noted that, once the detailed design was confirmed, the required highways improvements would be considered.

- The applicant team stated that the applicant was planning to use the Council's Building Control Team.
- In relation to land contamination, the Head of Development Management explained that there was a process for investigations and that, as set out in the conditions, this would be subject to approval from the Local Planning Authority.
- The Committee asked about the proposed timeline for the District Energy Network (DEN). The Assistant Director of Planning, Building Standards, and Sustainability explained that the DEN was a wider project and that the Council's Cabinet had approved an outline business case in December 2021; it was anticipated that the full business case would be presented to Cabinet in 2023.
- In relation to a query about the types of businesses that would use the site, the applicant team explained that the scheme was proposed as an extension to the existing Florentia Clothing Village, and it was aimed to contribute to and build on the success of the area.

The Head of Development Management confirmed that the recommendation was to grant planning permission subject to conditions and a section 106 legal agreement, as set out in the report and the addendum.

Following a vote with 10 votes in favour, 0 votes against, and 0 abstentions, it was

RESOLVED

1. To GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
2. That delegated authority be granted to the Head of Development Management or the Assistant Director of Planning, Building Standards and Sustainability 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 Chair (or in their absence the Vice-Chair) of the Sub-Committee.
3. That the section 106 legal agreement referred to in resolution (1) above is to be completed no later than 31/08/2022 or within such extended time as the Head of Development Management or the Assistant Director of Planning, Building Standards and Sustainability shall in his sole discretion allow; and
4. That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Use Restriction
- 4) Use Restriction (Units D1, D2, D3, D4 and D5)

- 5) Samples of Materials
- 6) Details of Gates
- 7) Electric Charging
- 8) Delivery and Servicing Plan
- 9) Construction Environmental Management Plan
- 10) Contamination
- 11) Unexpected Contamination
- 12) BREEAM Certificate
- 13) Energy Strategy
- 14) DEN Connection
- 15) Overheating
- 16) Biodiversity Net Gain
- 17) External Lighting
- 18) Secured by Design Accreditation
- 19) Secured by Design Certification
- 20) Parking Management Plan
- 21) Cycle Parking
- 22) Internal Route Safety Measures
- 23) Removal of Redundant Accesses
- 24) Planting of Street Trees
- 25) Noise (Plant)
- 26) Storage

Informatives

- 1) Land Ownership
- 2) Party Wall Agreement
- 3) Hours of Construction Work
- 4) Numbering
- 5) Asbestos
- 6) Signage & Advertisement Consent
- 7) Thames Water
- 8) Designing Out Crime Officer

Section 106 Heads of Terms

- 1) Employment Initiative – participation and financial contribution towards local employment and training:
 - a. Provision of a named Employment Initiatives Co-Ordinator;
 - b. Notify the Council of any on-site vacancies;
 - c. 20% of the on-site workforce to be Haringey residents;
 - d. 5% of the on-site workforce to be Haringey resident trainees;
 - e. Provide apprenticeships at one per £3m development cost (max. 10% of total staff); and
 - f. Provide a support fee of £1,500 per apprenticeship towards recruitment costs.
- 2) Sustainable Transport Initiatives:
 - a. Implementation of travel plan and monitoring of travel plan contribution of £3,000 per year for a period of 3 years;

- b. Contribution towards permit free with respect to the issue of business permits for the CPZ.
- 3) Carbon Mitigation:
- a. Submission of Energy Plan for approval by LPA
 - b. Sustainability review on completion
 - c. Additional Carbon offset Contribution – in the event that proposed carbon reduction targets are not met.
 - d. Ensure the scheme is designed to take heat supply from the proposed DEN (including submission of DEN Feasibility Study)
 - e. Design of secondary and (on-site) primary DHN in accordance with LBH Generic Specification and approval of details at design, construction, and commissioning stages.
 - f. Use all reasonable endeavours to negotiate a supply and connection agreement with the DHN within a 10-year window from the date of a planning permission.
 - g. Deferred carbon offset (if not connecting to the DEN) (£23,370)
 - h. Implementation of low-carbon heating supply if not connecting to the DEN replacing the temporary heat solution
 - i. 'Be Seen' Commitment to providing energy Data
 - j. Solar PV monitoring
- 4) Monitoring Contribution:
- a. 5% of total value of contributions (not including monitoring);
 - b. £500 per non-financial contribution
 - c. Total monitoring contribution to not exceed £50,000
- 5) Additional head of term (set out in the addendum)

Contribution towards active and sustainable transportation modes- £50,000
 CPZ Contribution £4000
 S278 to secure works to the pavements within the vicinity of the site.

- 5. In the event that members choose to make a decision contrary to officers' recommendation, members will need to state their reasons.
- 6. That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:
 - 1. The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives, would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal would be contrary to Policy SP9 of Haringey's Local Plan 2017.
 - 2. The proposed development, in the absence of a legal agreement that secures 1) implementation and monitoring of a travel plan and 2) a contribution towards permit free with respect to the issue of business permits

for the CPZ, would fail to support sustainable transport and would give rise to unacceptable overspill parking impacts. Therefore, the proposal would be contrary to Policies T1 and T4 of the London Plan 2021, Policy SP7 of Haringey's Local Plan 2017 and Policies DM31 and DM32 of the Development Management DPD 2017.

3. The proposed development, in the absence of a legal agreement securing energy efficient measures, future connection to the DEN and a financial contribution towards carbon offsetting, would result in an unacceptable level of carbon emissions. Therefore, the proposal would be contrary to Policy SI2 of the London Plan 2021, Policy SP4 of Haringey's Local Plan 2017 and Policy DM21 of the Development Management DPD 2017.
7. In the event that the Planning Application is refused for the reasons set out in resolution (2.6) above, the Head of Development Management (in consultation with the Chair of Planning Sub-Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application, provided that:
 1. There has not been any material change in circumstances in the relevant planning considerations, and
 2. 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
 3. The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

8. HGY/2022/0011 - 573-575 LORDSHIP LANE, N22 5LE

The Committee considered an application for the Demolition of existing buildings and redevelopment of site to provide 17 affordable residential units (Use Class C3) with landscaping and other associated works.

Christopher Smith, Planning Officer, introduced the report and responded to questions from the Committee:

- It was explained that, on Lordship Lane, the site would be screened by a tree and that the development would not be significantly visible throughout the year.
- It was confirmed that there would be 10 homes provided at London Affordable Rent and seven homes provided at intermediate sale tenure. The Planning Officer explained that the Council would have a first option to purchase all units. It was noted that the amount potentially paid by the Council would be subject to negotiations.
- It was noted that the development would require a carbon offset payment. The Conservation Officer noted that there were a number of ways that carbon offset payments were spent, including retrofitting fuel poverty homes and fabric efficiencies.
- Some members of the Committee enquired whether a taller building had been considered in order to provide additional homes. The Principal Urban Design

Officer stated that the proposed height was considered to be appropriate height. It was explained that the neighbouring buildings were two storeys to the south and three storeys to the east. It was acknowledged that the petrol station was five storeys but that this was considered appropriate due to the road frontage.

- Some members of the Committee suggested that the proposed development had an oppressive design when viewed from the petrol station entrance. The Principal Urban Design Officer noted that the design faced away from the petrol station and allowed for the possibility of future redevelopment up to the site boundary. It was added that residents would not have to walk across the petrol station to access their homes.
- It was noted that the proposed colour of the brickwork had been selected to match the existing brickwork on Lordship Lane and Noel Park Estate.
- It was noted that there was a risk of some contamination issues on the site, and it was confirmed that the applicant would be using Haringey Council's Building Control Team.
- The applicant team clarified that it was aimed to connect the development to the District Energy Network (DEN) but that this would be subject to feasibility and viability considerations. For example, it was not yet confirmed whether there would be a DEN connection in the area. It was noted that air source heat pumps would provide heating to the properties but that the development would be designed to enable a connection to the DEN.
- It was noted that the site was located near a petrol station. The Planning Officer confirmed that an air quality assessment had been submitted and it was considered that there was no negative impact for the development. It was added that, according to Department for Environment, Food, and Rural Affairs (DEFRA) guidance, residential properties could be built no closer than 10 metres from a petrol pump; the properties in this development would be at least 13 metres from the petrol station canopy and this was considered to be acceptable. The applicant team added that the proposed building had also been re-oriented so that residential units were not overlooking the petrol station.
- In response to a question from the Committee, the applicant explained that it would be aimed to start the development within two years, rather than the maximum proposed period of three years. However, given the current environment for build costs and likely inflation, the applicant requested that the proposed condition and time period of three years was retained.
- Some members suggested that it would be helpful for the Committee to consider samples of the proposed bricks before determining the application. The Head of Development Management noted that Committees had been presented with brick samples previously where this was considered to be critical to the acceptability of a proposal. It was considered, in this case, that there were a number of acceptable options. It was added that the final materials could take a significant time to be confirmed but would be rigorously assessed as set out in the proposed conditions.
- Some members of the Committee expressed concerns that no members of the public had attended the meeting to address the Committee. The Head of Development Management noted that this was a major application which had involved a number of resident notifications, site notifications, and press notices. The applicant team also stated that the applicant had employed a community consultation consultant and had undertaken a process of direct consultation in addition to the statutory requirements.

The Head of Development Management confirmed that the recommendation was to grant planning permission as set out in the report.

Following a vote with 10 votes in favour, 0 votes against, and 0 abstentions, it was

RESOLVED

1. To GRANT planning permission and that the Head of Development Management or Assistant Director of Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a Section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below.
2. That the section 106 legal agreement referred to in resolution (1) above is to be completed no later than 31st July 2022 or within such extended time as the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability shall in her/his sole discretion allow; and
3. That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions; and
4. That delegated authority be granted to the Assistant Director of Planning, Building Standards & Sustainability/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 Chair (or in their absence the Vice-Chair) of the Sub-Committee.

Conditions

- 1) Three years to commence
- 2) In accordance with plans
- 3) Materials details
- 4) Wheelchair accessible units
- 5) Satellite dish or antenna
- 6) Secured by design
- 7) External lighting
- 8) Accessible parking spaces
- 9) Parking restrictions
- 10) Construction logistics plan
- 11) Interim travel plan
- 12) Full travel plan
- 13) Boundary treatments
- 14) Landscaping details
- 15) Access from Moselle Avenue
- 16) Equipment noise limits
- 17) Sound insulation

- 18) Cycle parking
- 19) Delivery and servicing plan
- 20) Contamination investigation
- 21) Unexpected contamination
- 22) Environmental management plans
- 23) Considerate constructor scheme
- 24) Energy statement
- 25) Overheating mitigation
- 26) Living roofs
- 27) Ecological enhancements
- 28) Electric vehicle parking
- 29) Site drainage management
- 30) District energy network connection

Informatives

- 1) Proactive statement
- 2) Signage
- 3) Naming and numbering
- 4) Asbestos survey
- 5) Water pressure
- 6) Designing out crime contact
- 7) Environmental permit

Section 106 Heads of Terms:

- 1) Affordable Housing
 - 100% affordable housing
 - 60% London Affordable Rent, 40% intermediate sale/shared ownership
 - Council has time-limited first option to purchase homes
- 2) Loss of Employment Floor Space
 - Payment of a financial contribution of £24,711 towards promoting employment and adult education in Haringey
- 3) Car Free Development
 - No users of the residential units will be entitled to apply for residents, business or visitor parking permits in the vicinity of the development
 - The relevant Traffic Management Order (TMO) controlling local on-street parking must be amended for which a sum of £4,000 is required
- 4) Car Club Memberships
 - Establishment of a car club scheme in the vicinity of the development
 - Two years free membership for all residents
 - £50 credit per year for first two years for all residents

- Enhanced membership (three years free membership and £100 credit per year) for occupiers of the three-bedroom residential units, up to a maximum of two occupiers per unit

5) Travel Plan Monitoring

- The review and monitoring of the Travel Plan Statement (secured by condition) over a period of five years starting from the submission of the Full Travel Plan Statement (including the baseline staff travel survey). A financial contribution of £3,000 will be required to be paid in full to this effect.

6) Zero Carbon Measures

- Submission of a revised Energy Statement prior to implementation
- Submission of a Sustainability Statement within three months of occupation
- Carbon Offsetting contribution of £17,744 (including 10% management fee), 50% (plus management fee) to be paid on implementation and 50% on final approval of Sustainability Statement referenced above

7) Employment and Skills Plan

- Submit an ESP to the Council for its written approval 28 days prior to the implementation of the development
- Commit a named individual to engage with the Council's Employment and Skills Team and Construction Partnership Network
- Minimum 20% of the peak on-site workforce to be Haringey residents for a minimum of 26 weeks
- Provision for the delivery of bespoke skills-based training (20%) and traineeships (5%) for Haringey priority groups. These opportunities must be open to candidates (including priority groups) nominated by the Council (or another agency as agreed by the Council)
- Provision of apprenticeships nominated by the Council at one per £3m development cost (max. 10% of total construction workforce) supported by a fee of £1,500 per apprentice placement to cover the recruitment process
- Provision of work placements for unemployed and/or economically inactive Haringey residents
- Provision of STEM and/or Career Inspirational workshop sessions in agreement with the Council's Employment and Skills Team
- Other initiatives as recommended by the Council's Employment and Skills Team and Construction Partnership
- Support for suppliers and businesses which are based in Haringey to tender for such works as may be appropriate for them to undertake and/or support for locally based social enterprises including capacity building assistance through advice, business planning, mentoring and the purchase of products or services.

8) Monitoring Contributions

- £500 for all non-financial heads of terms above (£1,000)

- Contributions to be provided on implementation of the development to enable adequate monitoring over the course of its lifetime
5. In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.
 6. That, in the absence of the agreement referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the planning permission be refused for the following reasons:
 1. The proposed development, in the absence of a legal agreement securing a financial contribution to mitigate for the loss of employment floor space, would fail to safeguard local employment opportunities. As such, the proposal is contrary to Policy DM40 of the Development Management DPD 2017 and Policy SP8 of the Local Plan 2017.
 2. The proposed development, in the absence of a legal agreement securing the provision of affordable housing, would fail to secure mixed and balanced communities in the local area. As such, the proposal is contrary to Policy DM13 of the Development Management DPD 2017 and Policy SP2 of the Local Plan 2017.
 3. The proposed development, in the absence of a legal agreement securing parking permit restrictions and other parking control measures, would create an excess of on-street parking in the local area to the detriment of highway and public safety. As such, the proposal is contrary to Policy DM32 of the Development Management DPD 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 Policy SI2 of the London Plan, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management DPD 2017.
 5. The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives 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 Policy SP9 of Haringey's Local Plan 2017.
 7. In the event that the Planning Application is refused for the reasons set out in resolution (5) 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.

9. HGY/2022/0081 - 15-19 GARMAN ROAD, N17 0UR

The Committee considered an application for the demolition of the existing industrial buildings and redevelopment to provide a new building for manufacturing, warehouse or distribution with ancillary offices on ground, first and second floor frontage together with 10 No. self-contained design studio offices on the third floor (Full Planning Application).

Kwaku Bossman-Gyamera, Planning Officer, introduced the report and responded to questions from the Committee:

- It was noted that Crossrail 2 was on alignment close to the site but that the site itself was not safeguarded for Crossrail 2 use. It was explained that there were some safeguarded sites further to the south which could only be granted temporary permissions in case they were required for Crossrail 2.
- The applicant team noted that the applicant was aiming to use Haringey Council's Building Control Team.
- The Committee enquired whether there was an opportunity to require some local employment clauses. The Head of Development Management noted that the section 106 heads of terms should include the standard local employment clause and recommended that this was included in the recommendation; this was agreed by the Committee.
- Some members of the Committee enquired about the measures to limit carbon dioxide emissions. The Head of Development Management explained that this would be addressed through a section 106 legal agreement. It was added that, if this were not agreed, planning permission could be refused on these grounds as set out in the recommendations (2.6).
- The Committee noted that there was not much greenery or landscaping in the area and enquired whether this would be included in the section 278 agreement. The Transport Planning Team Manager stated that this could be included as sustainable drainage as part of the section 278 agreement; this was agreed by the Committee.
- The applicant team noted that the date in the proposed recommendation (2.3) was incorrectly stated as 16 June 2022. The Head of Development Management stated that this date should be amended to 4 October 2022 and that, if required, this could be extended further.

The Head of Development Management confirmed that the recommendation was to grant planning permission as set out in the report and the addendum and subject to the following amendments:

- An additional section 106 head of term and amended and additional Conditions 16 and 22, as set out in the addendum.

- The amendment of the proposed recommendation (2.3) so that the section 106 legal agreement was completed no later than 4 October 2022 (rather than 16 June 2022).
- An additional head of term in the section 106 legal agreement to secure local employment during construction.
- An amendment to head of term 1 in the section 106 legal agreement to include tree provision as part of the section 278 agreement.

Following a vote with 10 votes in favour, 0 votes against, and 0 abstentions, it was

RESOLVED

1. To GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
2. That delegated authority be granted to the Head of Development Management or the Assistant Director of Planning, Building Standards and Sustainability 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 Chair (or in their absence the Vice-Chair) of the Sub-Committee.
3. That the section 106 legal agreement referred to in resolution (1) above is to be completed no later than 04/10/2022 or within such extended time as the Head of Development Management or the Assistant Director of Planning, Building Standards and Sustainability shall in his sole discretion allow; and
4. That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions (the full text of recommended conditions is contained in Appendix 1 of this report)

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Land contamination
- 4) Unexpected contamination
- 5) NRMM
- 6) Waste and recycling
- 7) Restrictive in use classes
- 8) Parking Design and management plan
- 9) External lighting
- 10) Secure by design
- 11) Energy Strategy
- 12) Future DEN Connection
- 13) Overheating (office spaces)

- 14) BREEAM Certificate
- 15) Living Roofs
- 16) Cycle parking Design and Layout
- 17) Drainage
- 18) Materials
- 19) Noise
- 20) CMP
- 21) Servicing and delivery plan
- 22) Public Highway condition

Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Hours of construction
- 6) Fire Brigade
- 7) Thames Water
- 8) Thames Water
- 9) Signage
- 10) Asbestos

Section 106 Heads of Terms:

1. Section 278 Highways works for crossover relocation and tree provision;
 2. Contribution of £4,000.00 toward the amendment of traffic management order,
 3. Carbon offsetting contribution of £76,950;
 4. Section 106 Monitoring Contribution;
 5. Commercial Travel Plan Statement (Interim and Full documents) and a monitoring contribution of £3,000; and
 6. Local employment during construction.
5. In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.
6. That, in the absence of the agreement referred to in resolution (1) above being completed within the time period provided for in resolution (3) above, the planning permission be refused for the following reasons:
1. *The proposed development, in the absence of a legal agreement to secure amendments to the traffic management order, by reason of its lack of measures to ensure 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 Policies SP7 of the Local Plan 2017 and Policy DM13 of the Development Management Development Plan Document 2017.*
 2. *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 SI2 and SI 4 of Planning Sub-Committee Report the London Plan 2021, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 2017.

7. In the event that the Planning Application is refused for the reasons set out in resolution (6) above, the Head of Development Management (in consultation with the Chair of 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.

10. UPDATE ON MAJOR PROPOSALS

There were no queries on the report. The Chair noted that any queries could be directed to the Head of Development Management.

It was noted that Station Road was due to be considered by Cabinet on 5 July 2022 and it was enquired whether modular buildings were still considered to be practical. It was noted that the applicant was exploring some issues. The Assistant Director of Planning, Building Standards, and Sustainability explained that some modular units were considered to be good quality, particularly those built-in factories and monitored closely; it was added that there were also some differences in high rise and low-rise buildings.

In relation to the Sir Frederick Messer Estate application, some members noted that this was already a dense estate and that it would be important to refurbish existing blocks. The Head of Development Management noted that there was a significant quantity of open space, and that this application would be considered closely.

The Committee requested that full application details, including postcodes, were provided for each major proposal.

It was expected that Woodridings Court would be progressing shortly. It was noted that Lynton Road had been subject to more recent discussions but was not progressing quickly. It was also commented that Crouch Hill had been removed as it was not expected to come forward; however, it was confirmed that the application would now be coming forward and it was due to be added to the next majors list.

It was confirmed that the Lockkeeper's Cottage application had been an ongoing issue for a significant time period but that it had been removed from the list as it had now been determined. It was noted that there had been some delays in the completion of the land transfer which had been beyond the Council's control.

In relation to Ashley House, the Head of Development Management noted that some masterplanning work had been conducted and it was anticipated that the application would be moving forward shortly. It was noted that a significant challenge for the site was keeping the bus depot operational throughout the development.

RESOLVED

To note the report.

11. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

There were no queries on the report. The Chair noted that any queries could be directed to the Head of Development Management.

RESOLVED

To note the report.

12. NEW ITEMS OF URGENT BUSINESS

There were no items of urgent business.

13. DATE OF NEXT MEETING

It was noted that the date of the next meeting was 11 July 2022.