

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 12 MARCH 2012**

Councillors: Basu, Beacham, Demirci (Chair), Erskine, Hare, Peacock (Vice-Chair), Rice, Scott and Waters

Also present: Cllr Strickland

MINUTE NO.	SUBJECT/DECISION
PC131.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Schmitz, for whom Cllr Scott was substituting.</p>
PC132.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>
PC133.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Rice declared a personal interest in agenda items 6, 10 and 11 as these sites were within Tottenham Hale, for which he was Ward Councillor.</p>
PC134.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>
PC135.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting of the Planning Sub Committee on the 13th February and the special Planning Sub Committee on the 20th February be approved and signed by the Chair.</p>
PC136.	<p>624 HIGH ROAD TOTTENHAM - PROPOSED VARIATIONS TO SECTION 106 AGREEMENT</p> <p>The Committee considered a report, previously circulated, setting out a proposal for a variation of the current s106 agreement for the 624 High Road, Tottenham, development as agreed in January 2010. The proposed new tenure mix was set out in the report; in order to ensure the viability of the scheme, it was proposed that the number of affordable housing units be reduced from 18 to 12 units, with the proposed social rented housing being converted to affordable rent. It was further proposed that authority be delegated to the Assistant Director Planning, Regeneration and Economy in conjunction with the Deputy Director for Community Housing Services to agree the tenure of the 12 affordable units, in order to allow flexibility to best meet the needs of those on the housing waiting list.</p> <p>The following points were made in response to questions asked by Members:</p>

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- It was confirmed that a full viability assessment had been undertaken by an independent organisation, and scrutinised by the Council in order to confirm that there was a real reduction in funding, that there was no concealment of profits and to analyse the new business plan. A full three dragons analysis had not been undertaken, as the issue in respect of the reduction in subsidy was sufficiently clear.
- The significant reduction in subsidy was likely to have an impact on the delivery of affordable housing, and affordable rent was now the only form of affordable housing for which funding was available. It was necessary to make the most of what was available, and it was for this reason that flexibility was being sought to enable a range of affordable rents to be offered to reflect the needs of those on the housing waiting list.
- It was suggested that the training session for Members on the three dragons assessment toolkit be repeated.

The Chair moved the recommendation of the report, with the additional delegation to the Assistant Director Planning, Regeneration and Economy in conjunction with the Deputy Director for Community Housing Services to determine the tenure of the 12 affordable units, and it was:

RESOLVED

That the variations to the existing s106 Agreement attached to planning permission HGY/2009/1532 for the development of 624 High Road, Tottenham, as set out in the report, be agreed, with the additional delegation to the Assistant Director Planning, Regeneration and Economy in conjunction with the Deputy Director for Community Housing Services to determine the tenure of the 12 affordable units.

PC137.

274 ARCHWAY ROAD, N6 5AU

The Committee considered a report, previously circulated, which set out the application for planning permission at 274 Archway Road, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis of the application and equalities impact assessment. The report recommended that permission be granted, subject to conditions and a section 106 agreement as set out in the report. The Planning Officer gave a presentation outlining key aspects of the report, and advised of a further recommended condition in addition to those set out in the report, as follows:

“Notwithstanding the approved plans, a fully annotated and dimensioned elevation and section drawing of the proposed Archway Road frontage; illustrating the detailed design of all architectural features and facing materials, including design details of the door and windows surrounds, the window reveals, the window sill and bracket detail, the dentil band etc. (at a scale of 1:20) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To ensure that the development is of the highest quality standard to preserve the character and appearance of this part of Highgate Conservation

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Area.”

The Committee asked about the principle of employment use on the site, and it was confirmed that the site would require substantial investment in order to remain as an employment site, due to the condition of the existing buildings. It was the officer view that the site met the criteria for change of use as set out in planning policy. The Committee examined the plans.

In response to questions to the Planning Officer after viewing the plans, the following points were raised:

- The site was designated car-free as it was in a restricted conversion area, due to existing parking pressures. The site was close to Highgate and Archway tube stations, was served by local buses and was also in an area with several local car clubs operating. It was confirmed that disabled residents would always have the right to apply for a disabled parking space, regardless of existing parking restrictions.
- The Committee asked that a condition be added with regard to continuing the banding elements of the existing houses, and it was suggested that the wording of the additional condition as set out above be amended to incorporate specific reference to this.
- With regard to the retained rear wall, the Committee asked whether it would be possible to add a condition that any reconstruction or repair of the wall be carried out either by re-use or matching of the existing bricks. It was agreed that a condition could be added requesting that such details would need to be agreed with the local authority.

The Chair moved the recommendations of the report and it was:

RESOLVED

That, subject to the wording of the condition relating to details of the proposed Archway Road frontage to include reference to banding, and an additional condition regarding the use of materials in the rear wall:

- 1) Planning permission be granted in accordance with planning application no. HGY/2011/2229, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:
 - (1.1) A contribution of £33,000.00 towards educational facilities within the Borough (£16,000.00 for primary and £17,000.00 for secondary) according to the formula set out in Policy UD8 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006;
 - (1.2) A sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the residential

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units shall be designated 'car-free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO);

(1.3) The developer to pay an administration / monitoring cost of £1,000.00 in connection with this Section 106 agreement. This gives a total amount of £35,000.00

- 2) That following completion of the Agreement referred to in (1) above, planning permission be granted in accordance with planning application no HGY/2011/2229 and the Applicant's drawing No.(s) pB1106:1-5 Incl. subject to the following conditions:

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

EXTERNAL APPEARANCE & SITE LAYOUT

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development, including details of the front boundary treatment, hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

4. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: In order for the Local 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.

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5. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

6. Notwithstanding the approved plans, a fully annotated and dimensioned elevation and section drawing of the proposed Archway Road frontage, illustrating the detail design of all architectural features and facing materials, including design details of the door and window surrounds, the window reveals, the window sill and bracket detail, the dentil band and additional banding (at a scale of 1:20) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To ensure the development is of the highest quality standard to preserve the character and appearance of this part of Highgate Conservation Area.

PERMITTED DEVELOPMENT & USE

7. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, 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: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

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

8. No music or other amplified sound shall emanate from the site before 09:00hrs and after 23:00hrs at any day, which in the opinion of the Environmental Health Service acting on behalf of the Local Planning Authority would cause nuisance to any adjacent occupier.

Reason: In order to ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their property.

CONSTRUCTION

9. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in

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writing by the Local Planning Authority

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

10. A Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted for TfL and local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on A1 would be minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: Due to the importance of A1, on-going lane closure would not be permitted by TfL for the construction of the development

11. 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: - 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.
 - c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before

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the development is occupied.

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

12. Notwithstanding the approved plans or any indicating in the application a method statement for the protection and where necessary repair/ re-construction works to the retaining wall along the boundaries with No 55 & 57 Holmesdale Road shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate a means of ensuring the safety and structural stability of this wall throughout the period of the approved works of excavation and construction and the use of appropriate replacement bricks where necessary. The relevant work shall then be carried out in accordance with the approved details.

Reason: To safeguard the amenities of neighbouring occupiers and the general safety.

INFORMATIVE: The developer will be required to enter into a S278 Agreement with TfL under Highways Act 1980 to remove existing vehicular crossovers and to improve/ renew footway along the frontage of the site on A1 Archway Road to TfL's requirement prior to the occupation of the site.

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.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573).

REASONS FOR APPROVAL

The current scheme for this site has been considered having regards to the previous refusal. The principle of residential use is now considered acceptable and will address the unsightly nature of the site, in particular removing view of the single storey pitched workshop. The building form, detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Highgate Conservation Area. The proposal will not give rise to issues of loss of sunlight, daylight, outlook or privacy to neighbouring/ adjoining occupiers.

As such the proposal is considered to be in accordance with Policies: G2 'Development and Urban Design', Policies UD3 'General Principles', UD4 'Quality Design', UD8 'Planning Obligations', HSG1 'New Housing Development', HSG10 'Dwelling Mix', 'Housing' Supplementary Planning Document 2008, M10 'Parking for

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Development', CSV1 'Development in Conservation Areas' of the adopted Haringey Unitary Development (2006) and with Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG3a 'Density, Dwelling Mix, Floor Space Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight', SPG8b 'Materials', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 12 'Educational Needs Generated by New Housing Development'.

Section 106: Yes

PC138.

274 ARCHWAY ROAD, N6 5AU

The Committee considered a report, previously circulated, on the application for Conservation Area Consent at 274 Archway Road. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy and analysis of the application, and recommended that the application be granted, subject to conditions.

The Committee considered the application. The Chair moved the recommendations of the report and it was:

RESOLVED

That the application for Conservation Area Consent, HGY/2011/2231 be granted, subject to conditions:

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality

REASONS FOR APPROVAL

The proposed demolition of this existing building is acceptable given it is of no particular merit in itself and does not positively contribute to the character of the conservation area. The siting, design, form, detailing of the proposed building is also considered acceptable. Overall the

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proposed development will enhance the character and appearance of this part of the Conservation Area. As such the proposal accords with policies CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan 2006 and SPG2 'Conservation & Archaeology'. Given the above this application is recommended for approval.

Section 106: No

PC139.

ALDI STORE LTD, 570-592 HIGH ROAD, N17

The Committee considered a report, previously circulated, which set out the application for planning permission for Aldi, 570-592 High Road, Tottenham. The report set out details and analysis of the application, the site and surroundings, planning history, relevant planning policy, consultation and responses and equalities impact assessment, and recommended that permission be granted, subject to a section 106 agreement and conditions. The Planning Officer gave a presentation setting out key aspects of the report, and responded to questions from the Committee.

The following points were raised in discussion of the application:

- Concern was raised regarding the proposal for 4 parking spaces out of the total number of 88, and whether this number could be increased. It was confirmed that the number proposed was in accordance with the Council's planning policy.
- The Committee discussed the design, and expressed concern that the proposal did not match other buildings on the High Road, and could be seen as an 'identikit' design that was not sympathetic with the local environment. The Planning Officer advised that the proposal was an uncompromisingly modern design which was not attempting to replicate other, more traditional, buildings in the area. It was the officer view that the materials and composition proposed constituted a good design, fit for purpose, which would make a positive contribution to the area.
- In response to concerns regarding the access arrangements, it was confirmed that the proposal would enhance the feel of the site compared with the previous arrangement; the new proposal had been subject to an independent safety audit and assessed as safe, with some minor changes relating to street furniture which would need to be addressed. Traffic flow had also been assessed, and some minor movement of existing parking spaces was proposed.
- The Committee asked how well the proposed building would age, particularly in respect of the white render on the frontage, in response to which the Planning Officer reported that it was believed that the building would be capable of being well maintained, and that any damage to the white render could be painted over. It was further reported that the site would be managed to as to reduce the risk of any damage or vandalism.
- With regard to landscaping, it was envisaged that the nature of the site would mean that there would be predominantly hard landscaping, with some soft feature such as trees; it was anticipated that the applicants

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would try to balance hard and soft landscaping as far as possible.

- In respect of access to the Quaker burial ground, it was confirmed that the Quakers had been consulted in respect of the proposals and had raised no objections.
- It was reported that cycle spaces had been located close to the front of the store, and that the proposed number (eight) was in line with expected use specifically related to the supermarket. Additional cycle parking was available on the High Road, intended for general trips.
- The Committee asked about the security of the footpath to the north of the site, in response to which it was reported that the drawings had now been amended to show that this footpath would be secured at each end.
- Further concern was raised with regard to the ease with which render could be cleaned in the event of graffiti, and it was suggested that it would be preferable for a smoother, harder material to be used on the frontage of the building, such as was used at Chenel. The Planning Officer advised that the applicants had considered alternate materials, and had taken the decision to propose the materials as set out in the application as presented, and that the recommendation was that the application as presented be granted.

The Chair agreed that the applicant, Aldi, and Cllr Strickland should be allowed to address the Committee in support of the application, as the Committee would benefit from being able to question them directly. Cllr Hare expressed reservations about permitting the supporters of the scheme to address the Committee when there were no objectors registered to speak, and this concern was noted.

Mr Stanley addressed the Committee on behalf of Aldi, and raised the following points in his presentation and responses to questions from Members:

- There had been significant local interest in when the store would reopen; the store had previously been serving 11,500 customers per week.
- Aldi wished to reinvest in Tottenham, and believed that the proposal would contribute to the area; the scheme had been endorsed by Council Officers and Sir Stuart Lipton's task force.
- The proposal complied with Council policies, and were the application granted, construction would begin as soon as possible, with the aim of trading by November 2012.
- The proposed design had been carefully considered, and was intended as a modern, sustainable building to benefit the local area.
- The applicants, as owners of the site had considered the issue of materials carefully and felt that render offered a good contrast with the modernity of the other materials, and also picked up on the more traditional materials used on the High Road. The applicants were confident that the building could be maintained in pristine condition with the use of render.
- In response to concerns regarding the road layout, it was confirmed that the drawings shown at the meeting did not include the detailed transport arrangements proposed for the site; for example, the

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demarcation of the bus lane would be broken to enable traffic to turn across it into the site lawfully. Responsibility for managing the traffic arrangements would be managed at a detailed level by Highways.

- The Committee asked if there was scope to increase the number of disabled parking spaces at the site, although it was acknowledged that the proposed number was in line with the Council's policy.

Cllr Strickland addressed the Committee in support of the proposal for the following reasons:

- This was a key regeneration site, and the Council was committed to 'building back better'.
- The design had been influenced and amended in response to feedback from the task force, as reflected in the report; the applicants had been positive in responding to the suggestions made, and agreement had been reached on the basis of constructive dialogue.
- The end result was felt to be a positive one, and the Council appreciated the efforts that Aldi had made, and their commitment to reinvest in Tottenham.

The Committee examined the plans, and had the opportunity to ask further questions of officers. It was confirmed that the applicant had agreed to increase the number of disabled parking spaces to 6. Cllr Hare proposed a condition that a material that was smoother, and more easily cleaned than render be used for the frontage onto the High Road, with the objective that this could be better maintained and would look better for longer, and this was put to the vote. On a vote of 5 in favour and 4 against, this condition was agreed.

The Chair moved the recommendations of the report, with the additional condition in respect of the material on the frontage, and it was:

RESOLVED

That, subject to the additional condition regarding the material to be used on the left side of the frontage onto Tottenham High Road:

- 1) Planning permission be granted in accordance with planning application no. HGY/2011/2302 subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements under the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:
 - A contribution of £25,640 towards the new highway layout and a contribution towards Employment and Training initiatives.
 - A full travel plan 6 months post occupation of the proposed development should be secured by the Section 106 Agreement.
 - Plus 5% of the total amount as recovery costs / administration / monitoring.
- 2) That in the absence of the Agreement referred to in resolution (1)

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above being completed within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow, planning application reference number HGY/2011/2303 be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards the new highway layout, a full travel plan and towards employment and training initiatives, the proposal is contrary to Policy UD10 'Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations'.

3) Grant permission subject to:

- Conditions as below
- Subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (As Amended)
- In accordance with the approved plans and documents as follows:

DOCUMENTS
Traffic Survey Dec 2011
Traffic Survey Document Dec 2011
Travel Plan Dec 2011
Vehicular Access Statement Dec 2011
PLANS
0712-100 REV B – Proposed Site Layout
0712-101 REV B – Proposed Floor Plan
0712-102 REV B – Proposed Elevations
0712 – CGI 01 REV B – Computer Image

Conditions:

COMMENCEMENT OF DEVELOPMENT

1. The development to which this permission relates must be commenced 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 Section 91 of the Town and Country Planning Act 1990 and the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

DEVELOPMENT IN ACCORDANCE WITH APPROVED PLANS

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by, the Local Planning Authority.

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

DETAILS OF MATERIALS

3. Notwithstanding the description of the materials in the application, no construction shall be commenced until precise details and samples of the facing materials and roofing materials to be used for the external construction of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

4. The development hereby approved shall not commence until a Construction Environmental Management Plan, Site Management Plan and Construction Logistics Travel Plan, has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include but not be limited to the following:

- a) Public Safety, Amenity and Site Security;
- b) Operating Hours, Noise and Vibration Controls;
- c) Air and Dust Management;
- d) Storm water and Sediment Control and
- e) Waste and Materials Re-use. The development shall be carried out in accordance with the approved details. Additionally the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order to have regard to the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

CONSTRUCTION DUST MITIGATION

5. No development shall commence until the appropriate mitigation measures to minimise dust and emissions are incorporated into the site specific Construction Environmental Management Plan based on the Mayor's Best Practice Guidance (The control of dust and emissions from construction and demolition). This should include an inventory and timetable of dust generating activities, emission control methods and where appropriate air quality monitoring). This must be submitted to and approved in writing by the LPA prior to any works carried out on the site. Additionally the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: To protect the environment and amenities of the locality.

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SECURITY

6. A detailed scheme showing full details of the following shall be submitted to and approved in writing by the Local Planning Authority. a) CCTV; b) Security lighting

Reason: In order to ensure that the proposed development achieves the safer places attributes as detailed by Planning Policy Statement 1: Safer Places: The Planning System & Crime Prevention and to prevent crime and create safer, sustainable communities and in order to ensure the location of CCTV protects the privacy of neighbouring residential properties

LIGHTING PLAN

7. Notwithstanding the details of measures to minimise light pollution to adjoining residential properties, shall be submitted to and approved in writing by the Local Planning Authority before the development is brought into use. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties.

EXTERNAL LIGHTING

8. Details of an external lighting strategy shall be submitted to and approved in writing by the Local Planning Authority before the development is brought into use.

Reason: In order to ensure that the proposed development achieves the safer places attributes as detailed by Planning Policy Statement 1: Safer Places: The Planning System & Crime Prevention and to prevent crime and create safer, sustainable communities

LANDSCAPING

9. A landscaping scheme to the frontage of the building along the High Road to include the outside of the Fitness First building which should include the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

WASTE STORAGE AND RECYCLING

10. A detailed scheme for the provision of refuse, waste storage and recycling within the site, including location, design, screening, and

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operation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme shall be carried out in strict accordance with the approved details.

Reason: To ensure good design, to safeguard the amenity of the area and ensure that the development is sustainable and has adequate facilities

TRAVEL PLAN

11. That the applicant shall submit a full travel plan, the details of which shall be agreed in writing by the Local Planning Authority prior to the occupation of the proposed development. Such agreed details shall be implemented and permanently maintained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure sustainable travel and minimise the impact of the proposed development in the adjoining road network

BREEAM - DESIGN STAGE ASSESSMENT

12. The development hereby permitted shall be built to a minimum standard of "Very Good" under the Building Research Establishment Environmental Assessment Method (BREEAM). A BREEAM design stage assessment shall be submitted to the Local Planning Authority prior to the commencement of construction. The BREEAM design stage assessment will be carried out by a licensed assessor.

Reason: To ensure that development takes place in an environmentally sensitive way

BREEAM CERTIFICATE

13. The development hereby permitted shall be built to a minimum standard of "Very Good" under the Building Research Establishment Environmental Assessment Method (BREEAM). Within THREE months of the occupation of the completed development, a copy of the Post Construction Completion Certificate for the relevant building verifying that the "Very Good" BREEAM rating has been achieved shall be submitted to the Local Planning Authority. The Certificate shall be completed by a licensed assessor.

Reason: To ensure that development takes place in an environmentally sensitive way.

ENERGY

14. A detailed energy strategy for the whole site shall be submitted with the detailed application. This energy strategy should commit to meeting 2010 Building Regulations through energy efficiency alone. The details shall be approved by the Local Planning Authority and the development carried out in accordance with the approved details.

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Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development.

BIODIVERSITY

15. Notwithstanding the description of the green roof in the application, a detailed Green Roof Plan, to soften the appearance of the roofline shall be submitted to and approved in writing by the Local Planning Authority before the development is brought into use.

Reason: to support bio diversity on the site and provide a suitable setting for the proposed development in the interests of visual amenity.

SIGNAGE

16. Prior to the commencement of the use, precise details of any signage proposed as part of the development shall be submitted to and approved in writing by the local planning authority.

Reason: to achieve good design throughout the development and to protect the visual amenity of the locality.

USE OF THE SITE.

17. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 the proposed department store shall be used principally for the sale of comparison goods. No subdivision of the Store hereby approved shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To prevent an over-intensive use of the site and to enable the Local Planning Authority to assess the impacts of introducing convenience goods retailing into this new retailing floorspace

REASONS FOR APPROVAL

In terms of the principle of continued retail use as an Aldi store, this is supported through policy and is integral to the area, to address the vitality and viability of this part of the High Road

In design terms, the replacement store is an improvement to the previous building in that it is a simple crisp modern design that creates a strong frontage to the High Road. The height which remains single storey will not detract from the existing pattern of development. The widening of the space between the road and store can create benefits that an area of open space may bring such as some form of landscaping which will improve the quality of the public realm.

The potential traffic and parking demand that will be generated by the proposed development will not generate a significant increase in traffic or parking demand when compared to the previous ALDI supermarket and the proposed relocated site access will not have any adverse impact on

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safety of the transportation and highways network. Furthermore, the application site has a high public transport accessibility level of 5

The use of a heat recovery system, as an option to provide a percentage of on site renewable energy and the installation of a green roof, positively responds to the need for a sustainable form of development.

The proposal development broadly meets the strategic development policy for the area and will help secure investment for the wider area and support physical regeneration.

Having considered the proposal against the statutory development plan and taking into account other material considerations, Officers consider that the proposed development is acceptable and that planning permission should be granted subject to an appropriate Section 106 being entered into and suitable planning conditions being imposed.

Section 106: Yes

PC140.

UNITS 2, 3 (PART) & 4 BLOCK W, HALE VILLAGE, FERRY LANE N17

The Committee considered a report, previously circulated, which set out the application for planning permission for change of use from A1/2/3/4/5/B1 to gym (D2) at Units 2, 3 (part) and 4 Block W, Hale Village, Ferry Lane N17. The report set out details of the site and surroundings, planning history, proposal, relevant planning policy, consultation and responses, analysis of the application and equalities impact assessment, and recommended that the application be granted, subject to conditions.

The Committee considered the report, and the recommendations and it was:

RESOLVED

That application HGY/2011/2190 be granted, subject to conditions.

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

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	<p>3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.</p> <p>4. No noise shall, in the opinion of the Chief Environmental Health Officer cause a nuisance to any occupier of property in the vicinity of the premises to which this application relates.</p> <p>Reason: In order to ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their property.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed development is an appropriate use of the site and would support the function of the emerging local centre and cause no harm to the amenities of nearby occupiers or to public and private transport networks and highways. The proposed development is considered to be in compliance with Haringey Planning Policies UD3 'General Principles', TCR1 'Development in Town and Local Shopping Centres', TCR4 'Protection of Local Shops' and CW1 'New Community/Health Facilities' of the Unitary Development Plan 2006.</p> <p>Section 106: No</p>
PC141.	NEW ITEMS OF URGENT BUSINESS There were no new items of urgent business.
PC142.	DATE OF NEXT MEETING 16 th April 2012, 7pm. The meeting closed at 21:05hrs.

COUNCILLOR ALI DEMIRCI

Chair