

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 11 JUNE 2012**

Councillors: Basu, Beacham, Christophides, Demirci (Chair), Mallett, McNamara, Peacock (Vice-Chair), Reid, Schmitz and Solomon

MINUTE NO.	SUBJECT/DECISION	
PC165.	<p>APOLOGIES</p> <p>There were no apologies for absence.</p>	
PC166.	<p>URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
PC167.	<p>DECLARATIONS OF INTEREST</p> <p>Clr Peacock declared a personal interest in items 8 and 9, as the site was within her ward.</p>	
PC168.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC169.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 14 May be approved and signed by the Chair.</p>	
PC170.	<p>FORMER GLS DEPOT, FERRY LANE, TOTTENHAM, N17 ('HALE VILLAGE')</p> <p>The Committee considered a report, previously circulated, on the planning application in respect of the former GLS Depot, Ferry Lane, Tottenham ('Hale Village'). The report set out the proposal, site and surroundings, planning history, relevant planning policy, consultation and analysis, human rights and equalities and recommended that permission be granted, subject to conditions. Minutes of the Development Management Forum on this application and a revised schedule of proposed conditions were tabled at the meeting. The Planning Officer gave a presentation outlining the key aspects of the application, and responded to questions from the Committee.</p> <p>The following points were raised in discussion:</p> <ul style="list-style-type: none"> • It was confirmed that the secure outdoor amenity space was for the sole use of the nursery, and that the nursery was proposed as a full-time facility. • In respect of the use of the ground floor, were the 	

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community centre not to happen, it was confirmed by Legal Services that the application was for community use on the ground floor, and that any proposal to use this space for residential accommodation would require a further planning application.

- The carbon emission saving as set out in 8.9.3 of the report was as supplied in the applicant's energy statement, and it was confirmed that the applicant would be held to the measures agreed by condition.
- The Committee sought clarity on whether it was proposed for the community space to be used as a church, as this was the impression that had been given at a separate meeting. The Planning Officer reported that at a previous meeting regarding this application the use of the centre had been explained in detail, and it was not proposed that the centre would be used for worship. A condition had been proposed, preventing the use of the community centre as a church, and after discussion with the Committee it was agreed that the wording of this condition should be amended to refer to 'place of worship' rather than 'church', and removing reference to the transport assessment.
- For further clarity, the Committee invited the applicants to explain their understanding of the use of the community centre. Chris Shellard, on behalf of the applicant, advised that it was envisaged that the centre would occasionally be used for worship.

The Committee expressed concern regarding the lack of detail in respect of the issue of whether the community centre would in fact be a place of worship, and the degree to which this was proposed, and on a motion, seconded, it was:

RESOLVED

That determination of planning application HGY/2012/0799 be deferred to a future meeting.

The Committee expressed concern in respect of the applicant's response to the decision to defer the application, and it was agreed that the Chair would follow this up.

PC171.

865 HIGH ROAD, N17 0AA

The Committee considered a report, previously circulated, on the planning application in respect of 865 High Road, N17. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, planning obligations, human rights and equalities, and recommended that the application be granted, subject to conditions. The Planning Officer gave a presentation outlining the key aspects of the application, and responded to questions from the Committee.

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The following points were raised in discussion:

- The Committee requested that better quality maps be used in future reports.
- It was suggested that any condition in respect of detailing should require that the design of the brickwork and windows on the new building be of comparable quality with neighbouring properties.
- In response to a question regarding access to the building by emergency services, it was confirmed that there was a right of way to the rear of the building, and there would be access at the rear for emergency use only. It was further noted that there was a proposed condition requiring approval from the London Fire and Emergency Planning Authority before work could commence, and also that fire safety issues were covered by building regulations.
- Concern was raised regarding noise insulation, due to the proximity of a Wood Machinists, and the need to balance the demands of both residential accommodation and employment. It was noted that there was a condition proposed in respect of sound insulation and noise reduction which, combined with usual building standards, ought to protect the residential amenity.
- The Committee expressed concern that the up to date comments of the fire service were not included within the report, and suggested that in future reports, the comments of statutory consultees should be incorporated.
- It was suggested that an informative be added requesting that satellite dishes not be situated at the front of the building.

The Committee examined the plans.

In response to a request from the Committee, it was agreed that the wording of the proposed condition in respect of noise be strengthened in order to address the issue of the nearby wood machinists. It was further agreed that the condition in respect of external appearance be adapted in order to require that the windows to the rear of the premises be the same as those at the front.

With the proposed amendments to the wording of the two conditions above and the additional informative in respect of the location of satellite aerials, the recommendation of the report was moved at it was:

RESOLVED

That planning application HGY/2011/1636 be approved, subject to conditions.

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Conditions:

EXPIRATION OF CONSENT

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.

IN ACCORDANCE WITH APPROVED PLANS

2. The development hereby authorised shall be carried out in complete accordance with the plans, specifications and other documents listed on the decision letter, which have been 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.

MATERIALS & EXTERNAL APPEARANCE

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details and samples of the materials to be used in connection with the development hereby permitted have been submitted to and approved in writing by 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.

SHOPFRONTS

4. Notwithstanding the description of the shopfront in the application, no development shall commence until precise details to be used in connection with the shopfront development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a high quality design finish and external appearance of the development in the interest of the visual amenity of the area including the conservation area.

SIGNAGE

5. Any signage required for the proposed retail unit shall be subject to a separate advertising consent application. Signage shall not be erected on the building without the prior consent of

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the local planning authority.

Reason: In order to ensure a high quality design finish and external appearance of the development in the interest of the visual amenity of the area including the conservation area.

**CONSTRUCTION AND LOGISTICS PLAN (CLP) AND
CONSTRUCTION MANAGEMENT PLAN (CMP)**

6. At least 1 month prior to the commencement of the development a Construction Logistics Plan (CLP) should be submitted for the approval of the LPA. The CLP should show the routing of traffic around the immediate road network and ensure that freight and waste deliveries are timed to avoid the peak traffic hours. The development shall comply with the submitted Construction Management Plan (CMP) unless an alternative CMP is submitted to and approved in writing by the local planning authority.

Reason: To minimise vehicular conflict and other environmental factors during construction in order to limit the impacts of the construction of the replacement building on adjoining residents and locality.

CONSTRUCTION DUST MITIGATION

7. The construction phase of development shall be carried out in accordance with the Mayor's Best Practice Guidance "The control of dust and emissions from construction and demolition").

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

NOISE

8. The development hereby approved shall comply with BS8233 with regard to sound insulation and noise reduction.

Reason: In order to ensure satisfactory amenity of future residents of the development

CONSTRUCTION HOURS

9. That construction works 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, unless alternative arrangements are agreed in writing by the local planning authority.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

BOUNDARY TREATMENT

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10. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

EXTERNAL LIGHTING

11. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: to ensure the satisfactory appearance of the development.

FIRE AND EMERGENCY

12. The applicant shall receive full approval from London Fire and Emergency Planning Authority (LFEPA) with regards to all issued covered by the LFEPA, prior to the commencement of works.

Reason: To ensure the development complies with all LFEPA requirements

HOARDINGS

13. Prior to the commencement of development full details of a scheme for the provision of hoardings around the site during the construction period including details of design, height, materials and lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works and unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the scheme as approved.

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

CODE FOR SUSTAINABLE HOMES

14. Prior to the commencement of the development an Independent Sustainability Assessment, in accordance with Building Research Establishment guidelines, demonstrating that

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the residential properties are to achieve a minimum Level 4 rating Planning Sub Committee Report under the Code for Sustainable Homes, shall be submitted to and approved in writing by the local planning authority.

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

WASTE AND RECYCLING MANAGEMENT, STORAGE & COLLECTION

15. The waste and recycling management, storage and collection provisions for the proposed site shall be carried out in accordance with the approved plans.

Reason: In order to ensure satisfactory waste and recycling arrangements.

SATELLITE AERIALS

16. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, prior to the occupation of the development, details of a scheme for a central satellite dish/aerials 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.

USE OF COMMERCIAL/RETAIL FLOORSPACE

17. Prior to the occupation of any the ground floor retail/commercial unit hereby approved, details of the use and operation of the retail/commercial floorspace shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.

Reason: To protect the vitality and viability of this Local Shopping Centre.

INFORMATIVE: SIGNAGE

The signage referred to in condition 5 shall be designed in accordance with the relevant plans and policies including any Supplementary Planning Guidance or Documents relevant to signage, conservation areas and Tottenham high Road.

INFORMATIVE THAMES WATER

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Surface Water Drainage With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE - ASBESTOS

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 being carried out.

INFORMATIVE CRIME PREVENTION

The residential buildings hereby approved shall comply with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.

INFORMATIVE: NAMING AND NUMBERING

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before

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the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

I The principle of commercial and residential use is considered acceptable;

II The design, form and detailing are considered acceptable;

III. The scheme has been designed sensitively in terms of its relationship with neighbouring properties and will preserve and enhance the character of the conservation area.

(b) The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', M3 'New Development Location and Accessibility', M10 'Parking and Development', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV5 'Alterations and Extensions in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 Conservation and Archaeology, SPG8a 'Waste and Recycling', SPG8b 'Materials' and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents.

Section 106: No

PC172.

865 HIGH ROAD, N17 0AA

The Committee considered a report, previously circulated, in respect of the Conservation Area Consent application relating to 865 High Road, N17.

RESOLVED

That Conservation Area Consent application HGY/2011/1637 be granted, subject to conditions.

Conditions:

1. The works hereby permitted shall be begun not later than the

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end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Reason: To protect the visual amenity of the area in accordance with the requirements of policy

REASONS FOR APPROVAL

The demolition of single storey rear extension is acceptable in principle as this part of the building has a neutral contribution on the character of conservation area and the loss will cause less than substantial harm to, Tottenham Conservation Area. Subject to conditions, the demolition is acceptable and accord with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.

Section 106: No

PC173.

29/31 AYLMER ROAD, N2 0BS

The Committee considered a report, previously circulated, in respect of the planning application at 29/31 Aylmer Road, N2. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, human rights and equalities considerations, and recommended that the application be granted, subject to conditions and a section 106 legal agreement. The Planning Officer gave a presentation outlining the key aspects of the report, and responded to questions from the Committee. It was noted that, due to the agreed reduction in parking spaces from 14 to 10, there was a variation in drawing numbers to be noted.

RESOLVED

- 1) That planning permission be granted in accordance with planning application no. HGY/2012/0554 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 and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in

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order to secure:

- 1.1) A contribution of £30,000.00 towards educational facilities within the Borough (£15,000.00 for primary and £15,000.00 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 contribution of £20,000.00 is being sought for towards walking and cycling improvements within the local area;
 - 1.3) A contribution towards local Employment and Construction Training initiatives;
 - 1.4) An open space contribution of £30,000.00 calculated in line with Haringey Open Space and Recreation Standards SPD;
 - 1.5) The developer to pay an administration / monitoring cost of £1,500.00 in connection with this Section 106 agreement.
- 2) That following completion of the Agreement referred to in 1) above, planning permission be granted in accordance with planning application no HGY/2012/0554 and the application drawings and conditions outlined below.

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

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application, no development shall be commenced until precise details and samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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.

4. A final landscaping scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority. The landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority.

Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

5. Notwithstanding any indication on the submitted drawings, details of the siting and design of all walls, gates, fencing, railings or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The walls/ gates/ fencing/ railings/ enclosures shall be erected in accordance with the approved details following completion and occupation of the building hereby approved.

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

6. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority before the residential units are occupied and thereafter carried out in accordance with the approved details.

Reason: To enable the local planning authority to retain control over these matters in the interests of the amenities of the adjoining properties.

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PERMITTED DEVELOPMENT

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 protect the visual amenities of the neighbourhood.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no telecommunications antennae or associated equipment shall be erected on the exterior of this development, without a separate planning permission

Reason: In the interest of orderly development and the visual amenities of the area, and in order to permit the Local Planning Authority to assess the design quality and appropriateness of any such features on the overall streetscape and appearance of the development.

CONSTRUCTION

9. 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 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

10. Nodemolition or construction works shall commence prior to the submission and approval in writing by the Local Planning Authority of a Construction Management Plan and a Construction Logistics Plan (in accordance with Transport for London guidelines), which shall include:

- . o details of site enclosure throughout construction;
- . o details of the measures proposed to minimise the impact of the construction processes on the amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours,
- . o details of the site or Contractor Company be registered with the Considerate Constructors Scheme;

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- . o details of secure off street loading and drop off facilities,
- . o measures proposed to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site;
- . o a need to take into account any restrictions that may be in place during the Olympic period.

Thereafter all construction works shall be carried out in accordance with the approved details.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

I. The proposed development of this site for flatted use is considered acceptable as it is compatible with surrounding uses;

II. The design, form, detailing and facing materials of the proposed building and associated landscaping are considered acceptable;

III. The scheme achieves an acceptable relationship in terms of its setting within the streetscene and the appearance of this part of the conservation area;

IV. The scheme is also considered acceptable in terms of its relationship with neighbouring residential properties and the open land to west and south of the application site.

(b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following G1 'Environment', G2 'Development and Urban Design', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', HSG1 'New Housing Development', M10 'Parking for Development', OS17 'Tree Protection, Tree Masses and Spines', CSV1 'Development in Conservation Areas' and Haringey Supplementary Planning Guidance (October 2006); SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG7a 'Pedestrian & Vehicular Movement', SPG8b 'Materials' and the Council's 'Housing' Supplementary Planning Document (2008).

INFORMATIVE: The new development will require numbering.

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The applicant should contact the Local Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: The Olympic Route Network (ORN) and Paralympic Route Network (PRN) will operate during the Olympic and Paralympic Games period between June and September 2012. During this period, there will be an impact on construction works, utility works and highway licensed activities (for example, skips and building materials) if they affect the roads designated as a part of the ORN/PRN and some of the surrounding streets. Other routes might also be affected and will also be required to be clear of any kinds of obstruction. These are not yet finalised, but will be advised as further information becomes available. Given this, highway works and licences could therefore be affected on occasions during the Games period. Requests to utility providers to provide any additional water, gas, electricity or telecommunications connections should also be made sufficiently well in advance of this period. This note is for information only and is provided without prejudice to the legal rights of the ODA or any other relevant authority whether under the London Olympic Games and Paralympic Games Act 2006, planning, traffic or highway legislation or otherwise.

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.

Section 106: No

PC174.

29/31 AYLNER ROAD, N2 0BS

The Committee considered a report, previously circulated, which set out the Conservation Area Consent application in respect of 29/31 Aylmer Road, N2.

RESOLVED

That application HGY/2012/0555 be granted, subject to conditions.

Conditions:

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

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Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been 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 demolition of buildings on this site is acceptable in principle as they have a neutral contribution on the character of, and their loss will cause less than substantial harm to, Highgate Conservation Area. Subject to conditions, their demolition is acceptable and accord with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, Policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.

Section 106: No

PC175.

NEW ITEMS OF URGENT BUSINESS

The Committee raised the following points at the end of the meeting:

- Better information on the location of sites, and higher quality maps, should be incorporated into planning application reports.
- Wherever possible, the responses of statutory consultees should be included in the reports for Committee.
- Members requested an update on prevailing market conditions, and the impact this was likely to have on costs and/or savings for developers, in light of recent requests for reductions in planning obligations.
- A report was suggested for the next Regulatory Committee on whether there was evidence that reductions to s106 planning obligations did in fact bring developments forward more quickly, and also on whether there was any mechanism for the Council to recover any gains where a reduction in s106 had been agreed, but improvements in market conditions subsequently had meant that the properties had performed better when they had come to be sold.

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	<ul style="list-style-type: none">• It was suggested that members of CAACs be invited to future planning training sessions, and it was agreed that this would be taken forward.	
PC176.	DATE OF NEXT MEETING Monday 25 June 2012 (special), 7pm. Thursday 28 June (special), 7pm. Monday 9 July, 7pm. The meeting finished at 21:05.	

COUNCILLOR ALI DEMIRCI

Chair