

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 3 FEBRUARY 2014**

Councillors: Browne, Demirci (Chair), Mallett (Vice-Chair), McNamara, Reece, Reith, Rice, Scott, Strang and Wilson

| MINUTE NO. | SUBJECT/DECISION |
|-------------------|--|
| PC29. | <p>APOLOGIES</p> <p>Apologies were received from Cllrs Basu, Beacham, Reid and Solomon. Cllrs Browne, Reece, Scott and Wilson substituted.</p> |
| PC30. | <p>DECLARATIONS OF INTEREST</p> <p>Cllr Mallett identified that she was a member of the Haringey Cycling Campaign who had submitted a consultation response for the application. She affirmed that she had taken no part in the drafting of the representation.</p> |
| PC31. | <p>HORNSEY REUSE AND RECYCLING CENTRE, HIGH STREET, LONDON, N8 7QB</p> <p>Cllr Scott put forward a motion that the Committee move straight to a vote on the application in recognition that the report was unchanged from that previously considered at the Planning Committee on 20 January. Cllr Reith spoke against the motion and Cllr Scott subsequently withdrew the motion.</p> <p>The Committee considered a report on the application to grant planning permission for the demolition of existing structures and buildings on site to allow redevelopment to provide a mixed use scheme including a foodstore, 438 residential units, public realm improvements etc. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to referral to the Mayor of London and subject to conditions and the signing of a s106 legal agreement.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report which the Committee was advised the applicant had elected not to amend since the deferral of determination of the application at the Planning Committee meeting on 20 January. A short briefing had been added providing an officer response, following further discussion with the applicant, to the specific points identified by the Committee as the reasons for the deferral of the application. These centred on the proposed dwelling mix, the height bulk and massing, overlooking to properties on Miles Road, Moselle Close and Cross Lane, the provision of child playspace, the size of the foodstore and views to Alexandra Palace.</p> <p>The Committee's attention was drawn to a tabled addendum which set out a number of corrections to the officer report, amendment to a number of conditions and three new conditions regarding communal aerials, TV and radio reception and prohibiting the use of the A2 unit within the development as a betting shop. A</p> |

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summary was also provided of a number of new consultation responses received since the last meeting.

The Committee sought further confirmation as to why the proposed dwelling mix for the scheme was considered acceptable in view of its divergence from Council and national policy with regards to the low provision of larger 3 and 4 bedroom units. Officers advised that the Council's premise for the scheme from the outset had been to maximise the number of affordable units as opposed to securing high provision of larger family units which were less suited to the high density, town centre nature of the scheme. In terms of density, the scheme was inline with the Haringey Heartlands Development Framework as a brownfield site allocated for intensification. The feasibility of providing a greater number of larger units was explored but was inconsistent with the nature of the scheme in precluding the ability for these to be provided as ground floor units with private amenity space. It was emphasised that the scheme as it stood met evidenced housing need for affordable and open market housing both in the local area and at borough level through a greater provision of one and two bed units. In response to a question, confirmation was provided that a range of sites were currently being considered across the borough as part of the Housing Strategy to secure the future provision of larger family units. This would feed into the borough's Housing Supplementary Planning Document which was in the process of being updated following the completion of a strategic housing market assessment which was illustrating an ongoing proportionally higher need for smaller housing units.

A number of objectors addressed the Committee and raised the following points regarding the application:

- The low proportion of larger 3 and 4 bedroom units proposed was of concern and would have a detrimental affect on the future establishment of a sustainable community within the scheme.
- Sewage and drainage issues within the adjoining New River Village development had yet to be fully resolved although some remedial pump works had been undertaken, thereby raising the risk that issues could occur on the new development or exacerbate existing problems.
- The live/work units proposed would cause traffic congestion on Cross Lane.
- Free parking provided for the new supermarket would attract shoppers away from Crouch End and threaten the survival of small independent traders.
- The proposed supermarket was too large particularly in comparison to the size of those in Crouch End. It was considered that a smaller supermarket would better support Hornsey High Street.
- The density of the scheme was too high and out of line with policy including the shift towards optimising as opposed to maximising density.
- The loss of the unique view of Alexandra Palace from above the Hornsey Baths building had not been properly assessed and was out of line with the local Area Action Plan.
- The design of the scheme was not sympathetic to the Conservation Area.
- The scheme would have a detrimental impact on existing properties on Miles Road, Moselle Close and Cross Lane from overshadowing and loss of light, particularly caused by the highest storey buildings in the scheme.
- Concerns that the piling works could cause structural damage to existing properties.

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Cllrs Winskill and Whyte addressed the Committee and raised the following points:

- Disappointment was expressed that the applicant had not taken the opportunity to reflect on comments and concerns raised at the previous hearing of the application and that in light of this, the application should be deferred to allow further review and stakeholder engagement.
- The density of the scheme was too high and exacerbated through the inclusion of the foodstore carpark.
- The scheme was out of character with the local area.
- The dwelling mix proposed was suboptimal in reference to the wider identified housing need across the borough and with a preponderance of smaller units would impact on the development of a sustainable community.
- Issues remained outstanding including the potential for overlooking to properties on Moselle Close and Cross Lane and the lack of justification for the size of foodstore proposed.

Cllr Strickland, the Cabinet Member for Regeneration and Housing addressed the Committee and made the following points:

- The scheme would have significant benefits in regenerating and bringing back into use the currently derelict site and creating a significant number of new jobs and housing units, both in considerable need within the borough.
- The level of affordable housing proposed as a result of the Council's landholding was higher than that achieved in other major developments approved by the Committee.
- The dwelling mix proposed was appropriate in consideration of the significant and escalating demand within the borough for two bedroom dwellings, exacerbated by recent changes to the benefits regime.
- Increased footfall brought by the scheme would help to support the struggling Hornsey High Street.
- In response to a question regarding the low number of 3 and 4 bed units proposed, it was reiterated that the high density, High Street nature of the scheme was not conducive to a greater proportion of larger units and which through being more expensive to deliver, would impact on viability.

Representatives for the applicant addressed the Committee and made the following points regarding the application:

- The scheme would constitute significant capital investment into the area including the provision of short and longterm jobs.
- It was updated that Sanctuary Housing had been selected as the scheme's Registered Social Landlord partner following the completion of a tender process.
- A number of design and operational issues were acknowledged at New River Village and from which lessons had been learnt. A recent upgrade had been made to pumping equipment to resolve drainage problems. Confirmation was provided that the new scheme would not require the provision of drainage pumps.
- Significant engagement had been undertaken with local people on the design of the scheme and had resulted in a number of amendments such as a reduction in height of the highest residential block from 10 to 8 storeys etc.
- The view of Alexandra Palace from above the Hornsey Baths building would be obstructed by any development on the site above a single storey.

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- The scheme would help to meet identified housing need with the area as well as the wider borough.
- The density of the scheme and provision of affordable housing were linked. Consideration had been given to increasing the proportion of 3/ 4 bedroom units with the consequence that any further units provided would have to be sited above ground floor level which was not optimal and would impact the viability of the overall scheme owing to their relatively lower value compared to smaller units.
- Provision of a food store on site was supported by Council policy and a condition was proposed to limit the sales floorspace to 1825sq m.

Committee Members sought clarification from the applicant on the rationale behind the housing mix proposed, in particular the limited number of 3/4 bed units. It was advised that the open market unit mix had been determined following an assessment of demand in the area. The affordable housing mix proposed reflected the steer provided by the Council to maximise the level of units and address the identified housing need for smaller units. Increasing the provision of larger units would negatively impact the financial viability of the scheme due to inextricable link between the volume of affordable housing and tenure mix proposed. Although it would potentially be feasible for a small increase in the number of larger units within the Myddleton House block, this would not be optimal as additional units would be unable to be of the same maisonette design incorporating private amenity space as the current planned 3 and 4 bed units.

In light of the Committee's continued concern about the potential for the drainage issues experienced at New River Village to occur on the new scheme, it was agreed that condition 20 would be amended to require an impact study to be undertaken of both the existing water supply and foul sewage capacity infrastructure for approval by the Council and to ensure that the water supply and foul sewage infrastructure had sufficient capacity to cope with additional demand.

At a vote, the motion proposed by Cllr Wilson and seconded by Cllr Reece to reject the application on the grounds that the dwelling mix for both affordable and open market units was non compliant with Council policies and issues arising from the height and bulk of the scheme to the north and east boundary of the site was not carried.

At a vote, the motion proposed by Cllr McNamara to alter the mix of 3 and 4 bedroom affordable housing units within the Myddleton House block in the scheme was not carried.

The Chair moved the recommendation of the report including the additional conditions and informatives as follows:

- New condition to ensure the continuity of service during the relocation of reuse and recycling services from the site to the new facility on Western Road N22.
- Amendment to condition 20 to include reference to an impact study on existing foul sewerage capacity infrastructure to ensure sufficient capacity to cope with the additional demand.
- Additional informative to encourage the applicant to consult with local ward Councillors and Chair of Planning Committee on the details of the design of

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the play areas and landscaping proposed for the scheme and following a vote, with the Chair carrying the casting vote, it was

RESOLVED

- That planning application HGY/2013/2019 be approved subject to referral to the Mayor of London and subject to conditions and s106/s278 legal agreement.

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of three 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 to prevent the accumulation of unimplemented planning permissions.

DRAWINGS

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:

PL_001 P1, PL_002 P1, PL_003 P1, PL_099P3, PL_100 P3, PL_101 P4, PL_102 P4, PL_103 P4, PL_104 P4, PL_105 P3, PL_106 P3, PL_107 P3, PL_108 P3, PL_110 P3, PL_111 P3, PL_112 P4, PL_113 P4, PL_114 P4, PL_115 P3, PL_116 P3, PL_117 P3, PL_118 P3, PL_120 P2, PL_121 P1, PL_122 P3, PL_123 P3, PL_124 P3, PL_125 P1, PL_126 P1, PL_127 P1, PL_129 P2, PL_200 P1, PL_201 P1, PL_202 P1, PL_203 P1, PL_204 P1, PL_301 P3, PL_302 P3, PL_303 P3, PL_304 P3, PL_305 P3, PL_306 P4, PL_307 P3, PL_308 P4, PL_309 P3, PL_310 P3, PL_311 P3, PL_350 P3, PL_351 P2, PL_352 P2, PL_353 P2, PL_354 P2, PL_355 P2, PL_356 P4

Design and Access Statement September 2013, Planning Statement September 2013, Environmental Statement – Volumes I, II and III September 2013 and addendum December 2013, Retail Statement September 2013, Transport Assessment September 2013, Energy Strategy September 2013, Sustainability Statement September 2013, Statement of Community Involvement September 2013, Landscape Strategy September 2013, Tree Survey September 2013, Heritage Statement September 2013, Demolition Management Plan September 2013, Site Waste Management Plan September 2013

Reason: To avoid doubt and in the interests of good planning.

SAMPLES OF MATERIALS

3. Samples of materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with members of the Planning Sub-committee, prior to works above ground. Samples should include sample panels or brick types, roofing materials, balconies and windows 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

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consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

LANDSCAPING

4. Prior to works above ground, full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: details of play areas, play equipment or features, proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant; and considerations of sculptural or architecturally attractive trolley shelters or similar feature for the car park.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

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

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter .

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

LANDSCAPE MAINTENANCE

5. Within 2 years of commencing the development hereby permitted, the applicant shall submit a landscape maintenance scheme for approval by the Local Planning Authority. Any trees or areas of planting which die, are

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removed or become seriously damaged or diseased within 5 years of completion of the landscaping scheme, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure a comprehensive and sustainable development, good design and that the landscaping is secured in accordance within accordance London Plan 2011 Policies 7.5 and 7.6, Haringey Local Plan Policies SP11 and SP13, and Saved UDP 2006 Policies UD3 and OS17.

BOUNDARY TREATMENT

6. No development shall take place until details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policies 3.5, 7.4, 7.5 and 7.6 of the London Plan 2011 and Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

TRAFFIC MODELLING

7. Prior to the commencement of works to the superstructure above ground the recommendations contained within the transport assessment shall be implemented in accordance with a detailed specification/design and phasing schedule which shall have been submitted to and approved in writing by the Local Planning Authority. All costs related to the approval of this condition shall be borne by the applicant.

REASON: To ensure the development does not cause undue harm to the highway network in compliance with London Plan 2011 Polices 6.3 'Assessing effects of development on transport capacity', 6.11 'Smoothing Traffic Flow and Tackling Congestion' and 6.12 'Road Network Capacity', Haringey Local Plan Policy SP7 and Saved UDP 2006 Policy UD3 'General Principles'.

CMP & CLP

8. Prior to commencement, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Hornsey High Street, Myddelton Road, Miles Road and Campsbourne Road the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.

DELIVERY AND SERVICE PLAN

9. Prior to occupation of the foodstore, a Delivery and Service Plan (DSP) shall be submitted to, approved in writing by the Local planning Authority and

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implemented accordingly thereafter. Details of which must include servicing of the supermarket, and servicing of the residential units including refuse collection and deliveries.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation

STAFF CYCLE PARKING

10. Prior to occupation of the foodstore, a plan showing the provision of at least 17 no. cycle space for food store staff use, shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter.

Reason: To ensure sufficient cycle parking facilities are provided for staff use in accordance with London Plan Policy 6.9.

PARKING

11. The parking spaces associated with the foodstore shall provide at least 90 minutes free parking to visitors at all times when the car park is open.

Reason: In order to allow visitors to visit the rest of the local shopping centre and support the its viability and vitality, in accordance with Haringey Local Plan 2013 Policy SP10 and Saved UDP 2006 Policy TCR2.

SURFACE WATER DRAINAGE

12. Excluding demolition, the development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) High Street, Hornsey Ref FRA/8672 Rev C, dated 21 October 2013, by Powell Tolner & Associates and the subsequent information submitted by Michael Featherstone dated 10 December 2013 has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include:

- A minimum of the total area of brown/green roofs of 2700 sq. m, as stated in the letter from Michael Featherstone Ref: SAB/br/8672 dated 19 November 2013
- a restriction in run-off and surface water storage on site as outlined in the FRA.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

CULVERT DIVERSION

13. Excluding demolition and piling, the development hereby permitted shall not be commenced until such time as a scheme for the Moselle Brook culvert diversion based on the agreed Flood Risk Assessment (FRA) High Street, Hornsey Ref FRA/8672 Rev C, dated 21 October 2013, by Powell Tolner & Associates and the subsequent information submitted by Michael Featherstone dated 10 December 2014 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the detailed design for the culvert diversion including all permanent and temporary works. Once construction of the development is complete, detailed CCTV surveys must be undertaken of the full length of the culvert within 8m of any structures built as part of the development, to assess the condition and to ensure the culvert has been constructed as detailed in the

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Drainage Strategy Plan, drawing no 5002. A report of the survey finding will be submitted to the LPA for approval. Any damage or maintenance requirements identified by these surveys will subsequently be repaired to the satisfaction of the LPA and evidence of this will be submitted for approval in writing.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To prevent flooding by ensuring that the culvert is not damaged during construction and can function as designed, without increasing the risk of flooding both on and offsite.

LAND CONTAMINATION

14. No development, other than demolition work, shall commence on site until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site are submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) and any further site investigation works required on site post demolition, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of these site investigations and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect groundwater quality. The reviewed report: Pre-Purchase Ground Investigation Report by Soil Consultants Ltd, ref: 9347/JRCB/OT satisfies part 1 of this condition. The rest of the condition is required to secure the additional investigation and risk assessment works and any remedial works that may be required. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution.

Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

VERIFICATION OF REMEDIATION

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15.No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "longterm monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure the site is fit for purpose and remove the risks to Controlled Waters.

SURFACE WATER INFILTRATION

16.No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason Infiltration of surface water would provide potential pathway for contamination at the surface to migrate into groundwater. The design of SuDS and other infiltration systems should include appropriate pollution prevention measures. If contamination is present in areas proposed for infiltration, we will require the removal of all contaminated material and provision of satisfactory evidence of its removal, the point of discharge should be kept as shallow as possible. Deep bored infiltration techniques are not acceptable; the distance between the point of discharge and the groundwater table should be a minimum of five metres and only clean, uncontaminated water should be discharged into the ground.

PILING

17. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason Piling should not create a direct pathway into the underlying Principal Aquifer. Investigation boreholes should be decommissioned appropriately. A Piling Risk Assessment is required should the development requires Piled foundations.

PILING METHOD STATEMENT

18.No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

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Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

FOUNDATIONS

19. Excluding demolition and piling, development shall not commence until details of foundation design shall be submitted to, and approved in writing by The Local Planning Authority (in consultation with Thames Water). The scheme shall be implemented according to these approved details. These detail shall include -

- a. the methods to be used
- b. the depths of the various structures involved
- c. the density of piling if used
- d. details of materials to be removed or imported to site.

More detailed information can be obtained from Thames Water's Groundwater Resources Team by email

GroundwaterResources@Thameswater.co.uk or by telephone on 0203 577 3603.

Reason: To better assess the risk to water resources from the construction of the foundations.

WATER SUPPLY IMPACT

20. Excluding demolition and piling, development shall not commence until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

BROWN ROOF

21. Prior to works above ground, full details of the brown roof shall be submitted to, approved in writing by the Local Planning Authority and implemented accordingly. The brown roof shall be design in accordance with the recommendations of the submitted Environmental Statement and must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter.

No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

CONSTRUCTION DUST

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

(b) No construction works shall be carried out on the site until a detailed

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report, including Risk Assessment, detailing management of construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Construction Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site

Reason: In order to ensure that the effects of the construction upon air quality is minimised.

CEMP

23.No development, excluding demolition, shall be commenced unless a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how noise, vibration, air and water pollution, among other impacts on amenity shall be minimised. The development shall be carried out in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to ensure the efficient use of resources and reduce the impact of the proposed development on the environment in accordance with the Environmental Impact Assessment and Saved UDP 2006 policies ENV6 and ENV7.

BOILER EMISSIONS

24. Prior to installation, details of the boilers to be provided for space heating and domestic hot water shall be to and approved in writing by the Local Planning Authority and implemented accordingly. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution.

CHP EMISSIONS

25. Prior to installation, evidence must be submitted to show that any the combustion plant to be installed meets an emissions standard of 40mg/kWh. Where any installations e.g. Combined Heat and Power combustion plant does not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates will need to be provided to the Local Planning Authority.

REASON: To minimise harm to air quality in accordance with London Plan Plan 2011 Policy 7.14 Saved Policy ENV7 of the UDP 2006.

PEDESTRIAN PRIORITY MEASURES

26.Prior to occupation, details of pedestrian priority measures for the pedestrian routes shall be submitted to, and approved in writing by the Local Planning Authority and implemented accordingly and retained thereafter.

REASON: To minimise conflict between pedestrians and vehicles in accordance with London Plan 2011 Policy 6.10.

ARCHAEOLOGICAL PROGRAMME

27. (A) No demolition or development shall take place until the applicant has

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secured the implementation of a programme of archaeological and historic buildings recording work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

(B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

(C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and historic buildings assessment followed by the subsequent recording of significant remains prior to development (including preservation of important remains), in accordance with recommendations given by the borough and in PPS 5/NPPF.

HISTORIC BUILDING RECORD

28.No demolition of the Hornsey Baths buildings shall take place until a programme of historic building recording and analysis (RCHME Level 3 minimum) has been secured and implemented, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: Hornsey Baths are of buildings archaeology interest. The planning authority wishes to secure the provision of the recording in advance of demolition, in accordance with the NPPF.

FOODSTORE MANAGEMENT PLAN

29.Prior to occupation of the foodstore, a foodstore management plan shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented accordingly. The plan shall include details of what measures will be implemented to reduce noise and harm to amenity arising from operation of the foodstore.

REASON: In order to protect the amenities of the locality in accordance with the Saved UDP 2006 policies UD3, ENV6 and ENV7.

MECHANICAL PLANT

30.Technical specification details of the mechanical plant to be installed within the plant areas shown on the approved floor plans, together with an accompanying acoustic report, shall be submitted to and approved by the Local Planning Authority prior to installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policy ENV6 of the London Borough of Haringey Unitary Development Plan 2006.

CCTV

31. Prior to the occupation of the development hereby permitted with the exception of demolition and piling, a scheme showing full details of a closedcircuit television surveillance system and security lighting shall be submitted to and approved in writing by the Local Planning Authority and the relevant

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works shall not be carried out otherwise than in accordance with the approved details.

Reason: In order to ensure that the proposed development achieves an appropriate level of security having regard to London Plan 2011 Policy 7.3 and Haringey Local Plan 2013 Policy SP11.

LIGHTING

32. Prior to the occupation of the development hereby permitted, with the exception of demolition and piling, an external lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The details of the external lighting for each phase shall be in accordance with the approved strategy.

Reason: In order to ensure that the proposed development achieves an appropriate level of security having regard to London Plan 2011 Policy 7.3 and Haringey Local Plan 2013 Policy SP11.

SIGNAGE

33. Prior to occupation of the development, the applicant shall submit a detailed design strategy for any signage to be displayed on any part of the development permitted shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance thereafter.

Reason: To achieve good design throughout the development in respect of advertising, in accordance with Saved UDP 2006 Policy UD10.

BIRD NESTING SEASON

34. No demolition shall take place during the bird breeding season, unless the building, rooftop and its immediate proximity has been inspected by a suitably qualified ecologist with full knowledge of the proposed demolition program and processes, and the ecologist concludes that the development would not contravene protection afforded within the Wildlife and Countryside Act (As Amended). In the event that demolition is to be undertaken during the bird breeding season, no demolition shall take place until a copy of the ecologists' report confirming the acceptability of the demolition program and process has been submitted to the Local Planning Authority

Reason: To afford suitable protection to wild nesting birds, in accordance with the provision of the Wildlife and Countryside Act 1981 (As Amended) and London Plan Policy 7.19 'Biodiversity and access to nature' and Local Plan 2013 Policy SP13 'Open Space and Biodiversity'.

CODE FOR SUSTAINABLE HOMES

35. The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

BREEAM

36. No building shall be occupied until a Shell and Core Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating 'Very Good' has been achieved for this development.

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Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

HEAT NETWORK

37. The development shall have a communal onsite heat network, with a single energy centre connected to all residential apartments and non-residential uses. The development shall be future proofed to enable connection to an area wide decentralised energy network at some future date. Prior to installation of plant full details of the single plant room/energy centre, CHP and Boiler specifications, communal network and future proofing measures should be submitted to and approved in writing by the Local Planning Authority. The details should include:

- Confirmation of the final technical specifications for the energy centre, including CHP and boiler plant, and buffer vessels, and its operation;
- Details of the proposed tariff structures for the supply of heat, power and/or chilled water protect the interests of the occupiers;
- Plan showing the energy centre and flow and return pipe routes for the communal network for the development;
- Evidence showing that the combustion plant to be installed meets an emissions standard of 40mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation emissions certificates will need to be provided
- Full details of the location and appearance of the flues, including height, design, location and sitting;
- Details of the onsite distribution system and design of building services to future proof to connect to an area wide DE network (refer to design guidance provided by the Greater London Authority);
- Details of other future proofing measures to enable an off-site connection to an area wide DE network, including details of the buried heat main from the site boundary to the onsite energy centre, service entry pit and capped off pipe work stubs at the energy centre, and demonstration of compliance with area wide decentralised network design guidance provided by the Greater London Authority as regards flow rates, temperature and pressure design parameters.

The energy centre and onsite network shall be installed and maintained as approved. Two years following the first Occupation of the Development the Owner shall submit information to the Council showing that the CHP system is fully operational and is being used in accordance with the Planning Permission.

REASON: In order to secure the provision of an on-site heat network and reduce carbon emissions in accordance with London Plan 2011 Policies 5.2 'Minimising carbon dioxide emissions', 5.3 'Sustainable design and construction' and 5.6 'Decentralised energy in development proposals'.

LIFETIME HOMES

38. All residential units with the proposed development shall be designed to Lifetime Homes Standard unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Councils

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Standards in relation to the provision of Lifetime Homes.

39. At least 10% of all dwellings within each tenure type shall be wheelchair accessible or easily adaptable for wheelchair use unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings.

40. Prior to occupation of the development, with the exception of demolition and piling, a detailed scheme for the installation of bird nesting boxes shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be in accordance with the recommendations of the submitted Environmental Statement September 2013 and implemented accordingly and retained thereafter.

REASON: To support on-site biodiversity in accordance with London Plan Policy 7.19 'Biodiversity and access to nature' and Local Plan 2013 Policy SP13 'Open Space and Biodiversity'.

BATH BUILDING MATERIALS

41. All salvageable materials retrieved from the public baths building, in particular those that are proposed to be reinstated should be stored at a safe, weatherproof and secured location, in agreement with the local authority.

REASON: In order to protect the condition of materials salvaged from the baths building

42. Prior to works above ground, detailed plans and elevations of the electric substation enclosure, including the part of the facade salvaged from the Public Baths, shall be submitted to and approved in writing by the local planning authority.

REASON: In order to secure the appropriate design and treatment of the substation and retained elements of the baths building.

SIZE OF FOODSTORE

43. The net internal sales area of the store shall not exceed 1,825 sq m.

Reason: In order to secure the appropriate size of retail store on this site having regard to the viability, vitality and function of the local shopping centre.

INFORMATIVE: Net sales area means the internal area accessible to the customer but excluding checkouts, lobbies, customer toilets and walkways behind the checkouts as defined by the Competition Commission.

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 applicant is advised that it is an offence to plant or cause Japanese knotweed to spread in the wild under the Wildlife and Countryside Act 1981 and all waste containing Japanese knotweed comes under the control of Part II of the Environmental Protection Act 1990. The applicant should refer to the Environment Agency's "Managing Japanese knotweed on development sites- the knotweed code of practice" (Version 3, 2013) for further information.

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INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group (tel. 020 8489 1000) at least six weeks before the development is occupied to arrange for the allocation of a suitable address.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

INFORMATIVE: The application is advised that the proposal will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £1,621,130 (46,318 sq. m x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

INFORMATIVE: Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

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

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

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INFORMATIVE: All works shall be undertaken by a qualified and experienced tree surgery company and to BS 3998:2010 Tree work - Recommendations.

INFORMATIVE: Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

INFORMATIVE: The development of this site is likely to damage heritage assets of archaeological and historical interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

INFORMATIVE: The required written scheme should be prepared in consultation with English Heritage's Greater London Archaeological Advisory Service.

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

PC32. DATE OF NEXT MEETING

The next meeting was scheduled for 10 February.

COUNCILLOR ALI DEMIRCI

Chair