

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 NOVEMBER 2014**

Councillors: Ahmet (Chair), Basu, Bevan, Carroll, Carter, Gunes, Mallett (Vice-Chair), Patterson and Rice

MINUTE NO.	SUBJECT/DECISION
PC24.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllrs Akwasi-Ayisi and Beacham. Cllr Carroll conveyed apologies for lateness.</p>
PC25.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Bevan identified that he would withdraw from the Committee for item 8, Lancasterian Primary School, in order to make a representation. He confirmed that although he lived near the school, he was not personally affected by the application.</p>
PC26.	<p>5 BRUCE GROVE N17 6RA</p> <p>The Committee considered a report on the application to grant planning permission for the demolition of side and rear extensions, conversion of part ground, first and second floors into four flats and the erection of 10 houses at the rear of the site. 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.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. The application had been deferred from Planning Committee on 15 September in order that further information be sought on the representation from Transport for London (TfL) owing to concerns regarding the location of the site on a red route and also clarification as to whether English Heritage wished to make an additional site visit. A second site visit was also requested for Committee members. The officer report set out a response to these issues including further details of the transport assessment and confirmation that TfL did not object to the Council approving the application subject to conditions. An updated assessment by the Conservation Officer was also included, with no change to the recommendation for approval of the application from a conservation point of view. Confirmation was provided that English Heritage had no plans to further assess the application.</p> <p>The Committee were advised of revisions made to the s106 legal agreement since the deferral of the application, as a consequence of the adoption of the Council's new Supplementary Planning Document and Community Infrastructure Levy regime.</p> <p>The Committee's attention was also drawn to a tabled addendum providing details of additional representations and s106 obligations including a £25k parking and highways contribution and a clause providing for a mechanism to review the viability of the scheme after 18 months. An additional condition was also proposed to require details of the electronic gate to be submitted for approval by the Council.</p>

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The officer recommendation remained to grant planning permission subject to conditions and subject to a revised s106 legal agreement and also to grant Listed Building consent subject to conditions.

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

- The scheme equated to overdevelopment of the site.
- The site was located on a busy red route making the narrow accessway dangerous. The potential should have been considered of developing the site in conjunction with others in the area to allow safer side road access onto Bruce Grove.
- The scheme would result in the loss of the billiard room with its historic features.
- The sound insulation measures necessary between the Conservative Club facilities and the residential units above would impact on the retention of historical features in the Listed Building.
- Concerns were raised that the Conservative Club would be unable to operate due to the scheme, with the subsequent loss of associated jobs and benefit to the community.
- The overall scheme would not benefit the community including concerns that the family units constructed would be unaffordable for local people.
- The development of the site in itself was not of objection but the current cramped, gated scheme which was inappropriate.
- Vehicles would not be able to access the site safely including large delivery vehicles and the emergency services.
- The Listed Building was an integral part of a terraced block and it would be detrimental to separate it off under the scheme.
- Important historical features of the Listed Building would be lost.

Cllrs McNamara and Opoku addressed the Committee as local ward councillors and raised the following points:

- It was recognised that the site required redevelopment particularly due to significant disrepair to the Listed Building which played an important part in the Conservation Area.
- The application however constituted overdevelopment to the rear, with too many houses which were lacking in amenity space, no affordable housing proposed and unresolved issues regarding vehicle access.
- It would be preferable for the development of the site to be linked to the Post Office site to the rear.
- The site was on a red route and in close proximity to a very busy bus stop. The area was often congested, including from vehicles parking on the main road. The Transport Officer had only visited the site once as part of the assessment which appeared limited.
- The noise assessment had been undertaken outside of the football season when noise levels would be at peak.
- The access driveway was very narrow, with no turning space proposed for vehicles.

[Cllr Carroll entered the meeting and did not take part in any discussions or the determination of the application].

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A representative for the applicant addressed the Committee and raised the following points:

- Extensive liaison had been undertaken with TfL and the Council regarding potential highways issues. Both confirmed that access to the site was acceptable for the number of vehicles projected and that parking arrangements were sufficient.
- The design maximised the efficiency of the site in providing both family housing and smaller residential units to help meet housing need in the area. The site was also identified as a development site.
- The scheme would provide s106 agreement contributions of benefit to the local area.
- The applicant wanted the Conservative Club to remain onsite, and to this end had granted them a thousand year lease to support a mixed use scheme.
- An acoustic consultant had been retained to develop a plan for the noise insulation works required between the commercial and residential units.
- The density of the scheme was mid range according to London Plan standards.
- The houses would be affordable to local people due to the relatively low value of the area.
- The applicant had worked closely with the Council and local residents to address issues raised with the scheme.

The Chair asked the Conservation Officer to give further details of her judgement of the scheme. She outlined that although there was some architectural value to the extension due to be demolished, the value of the original main building was more significant. The removal of the ancillary extension would facilitate the preservation and secure the sustainability of the main Listed Building and as such, was considered appropriate and the only solution to support the Conservation Area. It was also her view that the proposed flats within the Listed Building would not affect internal historical details.

The Chair also asked the Transport Officer to outline to the Committee the position reached with regard to highways issues raised. It was emphasised that the access points to the site were already in existence and as such the application had been assessed on the impact of the projected increase in traffic movements from the new houses. The assessment tool had forecast a maximum 10 additional movements at peak time, and in consideration of that, along with the dynamics of traffic in the area, reported accident history and presence of clear sight lines onto the main road, the scheme was considered acceptable. This view was supported by TfL. The accessway was compliant with Manual for Streets guidance and the applicant had volunteered to incorporate a waiting area within the site to facilitate access.

The Committee raised the following points in their consideration of the application:

- It was queried how many trees would be removed from the site. It was confirmed that a number of low quality sycamore trees would be removed.
- The applicant confirmed that the projected sale values for the houses would be in the region of £350-400k.
- It was queried how the scheme would enhance the Conservation Area. Officers advised that it would preserve the Listed Building and secure improvements to the front façade including the reinstatement of features and

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symmetry in addition to providing a high quality new mews development.

- The future management arrangements for the Listed Building were queried due to concerns over the dual ownership. The applicant identified that English Heritage guidance would be followed in this regard. Officers identified that the submission and approval of a management plan for the Listed Building could be secured under condition.
- The lack of affordable housing contribution was queried. Officers advised that this was due to the cost of works required to upgrade and restore the Listed Building. The applicant's viability assessment had been independently assessed on behalf of the Council. The 18 month review clause added to the s106 agreement would allow any uplift in the market to be captured.
- Design changes made in response to the comments of the Design Panel were questioned. The applicant confirmed that this had included the creation of a more consistent eaves line, the removal of balconies and changes to the palette of materials including to the roof and bricks used.
- Confirmation was provided that the accessway would be constructed from permeable paving material.

The Chair moved the recommendation of the report including an additional condition requiring approval of a management plan for the Listed Building and it was

RESOLVED

- That planning application HGY/2014/1041 be approved subject to conditions and subject to a revised s106 legal agreement and that Listed Building consent application HGY/2014/1042 be approved subject to conditions.

TIME LIMIT

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.

DRAWINGS

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

154-B10P00 P1, 154-B10P01 P1, 154-B20E01 P1, 154-B20P00 P1, 154-B20P01 P1, 154-B20P02 P2, 154-PL20P00 P5, 154-PL20P01 P2, 154-PL20P02 P2, 154-PL20P03 P2, 154-PL20S00 P3, 154-PL20E01 P2, 154-PL20E02 P2, 154-PL20E03 P1

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

MATERIALS

3. Notwithstanding the information submitted with this application, no

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development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

WORKS TO THE LISTED BUILDING

4. The newbuild houses in the rear of the site shall not be occupied until the restoration works to 5 Bruce Grove hereby permitted have been completed in accordance with the approved plans and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

LAND CONTAMINATION

5. Before development commences other than for investigative work:
- a) 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 the development is occupied.

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

CONTROL OF DUST

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6. (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 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.

COMBUSTION AND ENERGY PLANT

7. Prior to installation details of the boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. 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, as required by The London Plan Policy 7.14.

PILING METHOD STATEMENT

8. 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.

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.

NOISE

9. The structure between the Conservative Club and the dwellings above shall be upgraded with noise insulation so as to achieve a minimum 15dB reduction in noise transmission in accordance with the recommendations set out in the report 'Noise Assessment for Proposed Conversion Residential Flats Above Tottenham Conservative Club At 5 Bruce Grove, London N17 6RA' by Philip Acoustics Ltd dated June 2014.

Reason: In order to protect the amenities of future residential occupiers

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consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

CMP & CLP

10. The applicant shall submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the Local Planning Authority's approval prior to demolition or construction work commencing on site. The Plans should provide details on how demolition and construction would be undertaken in a manner that disruption to traffic and pedestrians on Bruce Grove and High Road Tottenham is minimised. Additionally, the plans will need to ensure that all construction related activity can be restricted to within the site boundary without stopping or encroaching on Bruce Grove or creating a need for vehicles to reverse into or off site. It is also requested that construction vehicle movements should be carefully planned and co-ordinated 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.

SERVICE AND DELIVERY PLAN

11. The applicant shall submit a Service and Delivery Plan (SDP) for the Local Planning Authority's approval prior to occupancy of the proposed development. The Plans should provide details on how servicing including refuse collection and deliveries will take place. It is also requested that servicing and deliveries should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce traffic and congestion on the transportation and highways network.

WASTE

12. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities and its ongoing management has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

SUSTAINABILITY

13. 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.

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DRAINAGE

14. The authorised development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development and comply with Policy 5.13 of the London Plan 2011, Policies SP0 and SP4 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2013.

INFORMATIVE: Community Infrastructure Levy

The application is advised that the proposed development 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 £40,219 (1,149.11 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: 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

INFORMATIVE: 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.

INFORMATIVE: 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: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1bar) 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: 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) to arrange for the allocation of a suitable address.

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INFORMATIVE: The applicant/developer is advised to liaise directly with Transport for London to clarify the scope of the delivery service/construction management/construction logistics plans prior to their submission to the local planning authority.

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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

PC27. 332-334 HIGH ROAD N15 4BN

This item was withdrawn from the agenda.

PC28. LANCASTERIAN PRIMARY SCHOOL KINGS ROAD N17 8NN

[Cllr Bevan absented himself from sitting on the Committee for this item]

The Committee considered a report on the application to grant planning permission for the installation of a multi-use games area (MUGA) to the Key Stage 2 playground including floodlighting columns and high fencing. 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 conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. It was advised that an additional condition was proposed requiring details of the fencing to be submitted for approval.

Cllr Bevan addressed the Committee and raised the following points:

- Limited consultation had been undertaken with local residents
- It was recognised that although the new MUGA would be a community asset, its location was not ideal and would more appropriately be relocated to the other side of the site, further away from residential properties. This would then reduce constraints on its hours of use.

A representative of the applicant addressed the Committee and raised the following points:

- Consultation had been undertaken with parents and local people involved with the School.
- Residents living closest to the proposed MUGA in general supported the application.
- A change of use was not being sought nor long hours of operation.

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- Resiting the MUGA would remove the only green space belonging to the School and which was used by the Gardening Club. It would also double the cost and render it unviable so it was considered most appropriate to retain in the current area.

In response to questions from the Committee, it was confirmed that access to the MUGA would be booked through a private lettings system overseen by the site manager but that the area would predominantly be used by after school clubs. The type of floodlights used would be a down lighter style which would reduce any light pollution and which was additionally covered under condition. It was confirmed that the Environmental Health team had reviewed the light survey and were satisfied with the application.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/1994 be approved subject to 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 accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

3. The facility hereby permitted shall not be operated before 08:00 hours or after 18:30 hours Monday to Friday, before 08:00 hours or after 16:30 hours Saturdays and not at all on Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006

4. Notwithstanding the details submitted, prior to the commencement of development full details of the siting, shielding and direction of light proposed shall be submitted to and approved by the Local Planning Authority and thereafter permanently retained.

Reason: To safeguard the amenities of neighbouring residents.

5. The light levels from the floodlights should at no time exceed 200 lux.

Reason: To safeguard the amenities of neighbouring residents.

PC29. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered a report setting out applications determined under delegated powers between 1 and 29 October.

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	<p>RESOLVED</p> <ul style="list-style-type: none">• That the report be noted.
PC30.	<p>UPDATE ON MAJOR PROPOSALS</p> <p>The Committee considered a report updating on major applications in the pipeline.</p> <p>Officers agreed to circulate the list via email to all Members on a monthly basis to ensure ward councillors were aware of applications coming forward in their area.</p> <p>The Committee provided some early comments regarding applications coming forward:</p> <ul style="list-style-type: none">• The importance of the affordable housing contribution for the Highgate Magistrates Court scheme• The potential for the provision of a green gym on the St Ann's site and whether some of the social housing provision could be made available for mental health patients transitioning from in-patient services• The reasons were sought behind a proposed reduction to the number of units for Furnival House, with particular concern this was to seek a reduction in s106 contributions.• Regarding Chances, High Road N17, it was hoped that the application would secure the redevelopment of the front of the building which was needed due to its prominent location in a Conservation Area. Officers advised that it was anticipated that the application would come to a pre-application briefing session. <p>RESOLVED</p> <ul style="list-style-type: none">• That the report be noted.
PC31.	<p>DATE OF NEXT MEETING</p> <p>17 November. Members were reminded that an affordable housing training session would be held prior to the start of the Committee.</p>

COUNCILLOR AHMET

Chair