

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 16 MARCH 2015**

Councillors: Ahmet (Chair), Akwasi-Ayisi, Basu, Beacham, Bevan, Carroll, Carter, Gunes, Mallett (Vice-Chair), Rice and Sahota

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>
<p><b>PC01.</b></p>	<p><b>WEBCASTING</b></p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.</li> </ul>
<p><b>PC02.</b></p>	<p><b>APOLOGIES</b></p> <p>Apologies were received from Cllr Patterson for whom Cllr Sahota substituted.</p>
<p><b>PC03.</b></p>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>The Chair identified that an objection to the application had been submitted on behalf of the Tottenham Labour Party. Cllrs Akwasi-Ayisi, Basu, Bevan, Carroll, Gunes, Mallett and Rice individually confirmed their membership of the Tottenham Labour Party but declared that none of them had been party to discussions on the application and/or contributed to the submission of the subsequent objection.</p> <p>One of the objectors to the application alleged that a number of Planning Committee Members had previously expressed views in support of the provision of housing on the St Ann's site. The Legal Officer advised that the Localism Act allowed for Planning Committee Members to hold a view on an application provided they retained an open mind in determining the application based on its merits. It was identified that no Member of the Committee had made a declaration on holding a predetermined view of the application. The objector was advised that any complaints in this regard should be made to the Council's Monitoring Officer.</p>
<p><b>PC04.</b></p>	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>That the minutes of the Planning Committee held on 16 February be approved.</li> </ul>
<p><b>PC05.</b></p>	<p><b>ST ANNS GENERAL HOSPITAL, ST ANNS ROAD N15 3TH</b></p> <p>The Committee considered a report on the application to grant planning permission for demolition within a conservation area and construction of residential buildings, conversion of retained buildings and outline applications. 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 and</p>

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subject to a s106 Legal Agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out a number of minor amendments to the report, details of further representations received since the publication of the agenda including submitted petitions, and an additional condition prohibiting the erection of satellite antenna.

Officers outlined to the Committee the rationale behind the hybrid application approach and the underpinning residential enabling development principle of the scheme to secure a capital receipt to facilitate the redevelopment and reprovision of health services onsite. The impact of this approach on the subsequent affordable housing contribution calculated at 14% was set out.

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

- The application contravened schedule 1 of the Unitary Development Plan and draft Site Allocations Policy awaiting adoption.
- The new residential units would have a significant impact on school place demand in the area.
- The scheme did not comply with the Council's 50% affordable housing target or the London Plan and was located in an area with an existing shortage of affordable housing for local people including key workers.
- Greater consideration should have been given by the applicant, the Barnet Enfield and Haringey (BEH) Mental Health Trust, to alternative innovative, long terms approaches to secure the future of the site and allow it to be retained as public land for the benefit of the local community such as the construction of new social housing funded by Council borrowing.
- The Trust had presented the sell off of part of the site as the only solution to austerity cuts.
- Sufficient engagement had not been undertaken with the Haringey Needs St Ann's campaign group during the consultation exercise.
- Evidence had not been provided by the Trust to support the basic premise that the site was surplus to requirements.
- The mental health services currently provided onsite had been subject to managed decline and were insufficient to meet current demand.
- There was an under provision of GP services in the wider area and increasing coverage should have been considered as part of the scheme.
- New investment was welcomed for the site but concerns were raised that the scheme would not address the needs of the local community by restricting the proportion of land allocated for health services thereby risking that capacity would be insufficient to meet future demand based on growth projections for London, in particular the number of inpatient beds provided
- The land values used within the viability assessment were questioned, particularly related to concern that NHS land was often undervalued.
- The proposed affordable housing was likely to be unaffordable to the majority of people in the local area at 80% of market rent. Consideration should be given to the provision of step-down and key worker accommodation on site.
- The public consultation on the application had not been comprehensive enough and did not form part of the statutory consultation.
- The parking spaces allocated for the scheme were insufficient.

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- No changes appeared to have been made to the application since it was considered at pre-application stage by the Committee in July 2014.
- Mental health services on site had been deliberately run down over recent years with a shift in capacity to Chase Farm Hospital including the loss of an emergency reception centre and were too limited to meet demand as reflected in the borough's poor mental health performance statistics.
- The proximity of a Children's Centre to the proposed entrance onto Hermitage Road was of concern in relation to increased pollution levels from vehicles.
- With new transport improvements such as Crossrail 2 planned for the borough in the future, consideration should have been given to developing the site in its entirety for primary acute healthcare provision to enable it to become a key north London hospital providing additional capacity to the Royal Free and Whittington hospitals.
- The number of wheelchair accessible homes proposed onsite was insufficient.
- Concerns were raised the construction logistics plan was not wide enough in scope to deal with the congestion caused by works to the local area.
- The relationship between the Trust, the Council and the Bridge New Deal for Communities had hindered the consideration of alternative options for the site including the use of NHS loans, Private Finance Initiatives, fundraising, third party providers etc to fund the new health provision on site.
- Public land should serve public needs and once sold, the land would be out of public control forever.

Cllrs B Blake and Ibrahim addressed the Committee and raised the following points regarding the application:

- The improvements proposed to patient care and facilities onsite were welcomed.
- The proposed access routes onto Stanhope and Warwick Gardens would potentially exacerbate existing antisocial behaviour issues in the area.
- The current primary access route to the site was too small, increasing transport pressure at secondary access points.
- The design of the scheme was car dependent and consideration needed to be given to improvements to local transport links to the site.
- The height of proposed buildings adjacent to Warwick Gardens should be matched to existing properties within the Gardens.
- Concerns were raised over the removal of mature trees onsite and importance of ensuring maintenance plans were in place for new landscaping and planting. It was considered that more open access green space should be provided within the scheme.
- The scale of the development was too large.
- Views had been raised by local people that the architectural design of the scheme was uninspiring and that some of the positive impact buildings currently onsite should be retained.
- The scheme should aspire to be carbon neutral.
- Funds released from the sale of the land should be used for patient care.
- A mental health needs assessment was required for the borough to ensure the site would help meet future health needs in the area.
- The 14% affordable housing contribution did not mitigate the loss of NHS land.

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- Concerns were raised that the impact on school place demand in the area had not been properly assessed.

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

- The current mental health inpatient wards were not fit for purpose, with shared facilities and limited privacy for service users and reflected a lack of parity of NHS investment compared to that allocated for physical health services.
- The current NHS buildings were not purpose built and therefore did not provide a therapeutic environment for mental health patients.
- No decrease was proposed in the number of inpatient beds provided onsite.
- The scheme would allow for a more inclusive, integrated land use approach.
- Sufficient green space would be maintained onsite.
- The scheme would provide new affordable housing including larger family size units which were in demand in the local area.
- The scheme achieved a good mix between residential development and releasing funds for the vital re-provision of NHS services.
- Consideration should be given to prioritising the allocation of new affordable housing for key workers, vulnerable adults and step-down accommodation.
- The importance was emphasised of ensuring continuity of care for service users during the construction works.

Representatives for the applicant, the BEH Mental Health Trust, addressed the Committee and raised the following points:

- Public consultation had been undertaken during the development of the scheme.
- The current configuration of the NHS buildings onsite resulted in over half the floor space being unused, incurring maintenance costs in the region of £1m annually.
- The residential enabling scheme principle behind the application was the only option available to secure the £39m required to fund the essential rebuilding of mental health facilities onsite.
- 10 acres of the site would be retained for health service use and which would provide the flexibility for a doubling of service capacity in the future if required. The challenges in forecasting future mental health service demand were outlined.
- The 14% affordable housing contribution was the maximum feasible to secure the delivery of sufficient funds for the rebuilding of mental health facilities. Should the land sale values exceeded that projected, further funds would be allocated to increase the affordable housing contribution.
- An overwhelming clinical case had been established for the development of the site to provide improved facilities for the most vulnerable patients through the re-provision of the current unfit for purpose buildings and to achieve greater parity of esteem between mental and physical health service investment.

The Committee raised the following points in discussion of the application:

- Clarification was sought on the impact of the scheme on school place allocations. Officers advised that Greater London Authority data was used to assess future demand for school places across the borough and which factored in a projected 400 children associated with the redevelopment of the site. A

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surplus of primary school places were projected until 2023 for the planning area including St Ann's and sufficient secondary school places available across the borough to meet demand until 2018.

- The alternative funding options considered for the site were questioned. The applicant confirmed that the feasibility of a range of options had been examined including the assessment of associated costs. The most cost effective approach had been determined as releasing the surplus resources costing circa £1m annually in maintenance costs.
- Further assurances were sought on the grounds for the proposed 14% affordable housing contribution. The applicant acknowledged that this was a compromise associated with the enabling development principle of the scheme to achieve the primary objective of delivering the required health improvements onsite. The affordable housing contribution had been maximised based on viability and a review mechanism included within the s106 Legal Agreement to capture any uplift in development value assessments, to be allocated on a 60:40 ratio split between affordable housing and health provision.
- In response to a question regarding the housing mix proposed onsite, confirmation was provided that a significant proportion of units within the detailed application, and indicatively within the outline permission, would be houses with gardens.
- Assurances were sought over the valuation of the land. It was advised that the Trust had a statutory duty to achieve best value for the site and to this end had engaged professional advisors, auditors and the District Valuer's Office.
- In response to a question regarding potential future changes to the density of development under the outline permission, it was advised that this was covered under condition and that any proposed alteration would require reassessment of the application.
- In response to a question, the Trust confirmed that there were currently no plans to provide step-down housing onsite. A recovery house was provided within the borough, with this type of facility generally not located on hospital sites.
- Concerns were raised over the impact of the scheme on GP provision in the area, identified by a number of the objectors as already being poor. Officers confirmed that the scheme had been discussed with both NHS England and the Haringey Clinical Commissioning Group (CCG) as the statutory bodies responsible for health care planning. They identified that there was adequate primary care provision in the area to support the additional residential units and confirmed that the St Ann's site was not required for primary health care. Officers additionally advised that the production of any joint strategic needs assessment document for the borough fell within the remit of NHS England and the Haringey CCG.
- Clarification was sought on conservation elements including changes to the existing brick wall to the front of the site and the water tower. Officers advised that a compromise approach had been reached for the wall to retain in parts and open up with railings in others. The Council's conservation officer had identified that this approach would result in significant harm but overall, officers considered that this harm was balanced by the overall benefits of the scheme including regeneration of the site, the retention of Victorian buildings and security improvements. The water tower would be retained and converted into residential use.
- Assurances were sought over the rationale behind the hybrid application approach. Officers advised that this was a commonly used planning approach

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and enabled greater control through linking delivery of the residential and health elements of the development through the use of phasing conditions. The use of both hybrid and enabling developments had been endorsed by the courts. In response to a question, confirmation was provided that the scheme would take a phased approach, with restrictions placed on the occupation of the residential units linked to progress in construction of the healthcare campus.

- Concerns were raised over the potential road safety impact of the scheme on surrounding schools. Officers advised a road safety audit had been completed which highlighted a number of improvements to be made including enhancing crossings in the area, realigning the roundabout on Blackboy Lane etc. Should the application be approved, further consultation would be undertaken on access to the site. Extensive transport modelling had been undertaken for the site.
- Concerns were raised over the accessibility of the site for pedestrian access. It was advised that although the scheme would provide a relatively high number of parking spaces due to its low public transport accessibility level (PTAL) rating, the site had been carefully modelled to ensure the layout promoted sustainable transport including cycle parking and pedestrian access through Warwick Gardens to transport links on Green Lanes. Traffic calming measures would also be in place within the site.
- Clarification was sought as to whether reserved matters for the outline permission would come back to Committee. It was advised that these were usually discharged under officer delegated authority but would be discussed with the Chair if it was within the wider public interest to go before Committee.
- The £110k s106 contribution towards Legible London Signage was questioned. It was advised that Transport for London had requested this as part of the wider Tottenham regeneration strategy to promote walking and sustainable transportation.

Cllr Rice put forward a motion to reject the application on the grounds of inadequate health care provision and affordable housing provision and which was subsequently seconded by Cllr Carter. Officers reiterated that the responsible statutory authorities for healthcare planning in the borough were satisfied with the scheme and that the affordable housing position arose as a direct result of the enabling development rationale underpinning the application which allowed for the delivery of improved health services to take primacy over affordable housing provision. The legal officer confirmed that based on the evidence submitted, the Committee would not have a sustainable reason for rejection of the application, an indefensible position which would leave the Council at substantial risk of considerable costs at appeal. Following a vote, the motion fell.

The Chair moved the recommendation of the report and it was

**RESOLVED**

That planning application HGY/2014/1691 be approved comprising of

- i) Full application for the demolition of buildings within the conservation area and construction of 106 flats and 7 houses ranging in height from 2 to 5 storeys, conversion of retained buildings to provide 7 houses and 148 sq. m of retail (use class A1), car parking spaces, highway and public realm works, hard and soft landscaping, access and associated development:and:

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- ii) Outline application (with all matters reserved except for principal means of access) for the construction of new buildings and conversion of retained buildings ranging in height from 2 to 5 storeys to provide up to 350 residential units, new healthcare buildings, upgrade of existing access point off Hermitage Road, open space and associated development; and
- iii) Outline application (with all matters reserved except for scale and layout) for construction of a new mental health inpatient building up to 3 storeys in height (use class C2) and associated development  
subject to conditions and subject to a s106 Legal Agreement:

1. The development hereby authorised in the DETAILED permission, as depicted in red on approved plan A-00-002 Rev 1, 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. All applications for the approval of Reserved Matters within the OUTLINE permission, as depicted in blue on approved plan A-00-002 Rev 1, and referenced as Phases H1, H2, R1, R2, R3, and R4, as depicted on approved plan A-00-003 Rev 1, shall be made to the Local Planning Authority no later than the expiration of 3 years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:
  - a) The expiration of three years from the date of this permission.
  - or
  - b) The expiration of two years from the final date of approval of any of the reserved matters.Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
3. This permission, which relates to the area depicted in blue on approved plan A-00-002 Rev, is granted in OUTLINE, in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters, namely:
  - i) In relation to Phases R1, R2, R3, R4, and H2 as depicted on approved plan A-00-003 Rev 1:
    - (a) appearance; (b) landscaping; (c) layout; (d) scale; (e) housing mixFull particulars of these reserved matters, including plans, sections and elevations, all to an appropriate scale, and any other supporting documents indicating details of
    - B1) the materials to be used on all external surfaces
    - B2) details of boundary walls, fencing and other means of enclosure
    - B3) the provision for parking, loading and turning of vehicles within the site
  - ii) In relation to Phase H1 as depicted on approved plan A-00-003 Rev 1

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for the provision of the new Mental Health Inpatient Building:

(a) appearance; (b) landscaping

Full particulars of these reserved matters, including plans, sections and elevations, all to an appropriate scale, and any other supporting documents indicating details of

B1) the materials to be used on all external surfaces

B2) details of boundary walls, fencing and other means of enclosure

B3) the provision for parking, loading and turning of vehicles within the site

shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars.

Reason: In order to comply with Article 2 of the Town and Country Planning (Applications) Regulations 1988 (as amended) which requires the submission to, and approval by, the Local Planning Authority of reserved matters.

4. 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. Those being:

28076-A-01-001 Rev P1; 28076-A-01-002 Rev P1; 28076-A-01-003 Rev P1; 28076-A-01-101 Rev P1; 28076-A-01-102 Rev P1; 28076-A-02-001 Rev P1; 28076-A-02-101 Rev P1; 28076-A-02-102 Rev P1; 28076-A-02-103 Rev P1; 28076-A-02-104 Rev P1; 28076-A-02-105 Rev P1; 28076-A-02-106 Rev P1; 28076-A-02-107 Rev P1; 28076-A-EXT-03-001; 28076-A-EXT-03-002; 28076-A-EXT-03-003; 28076-A-EXT-03-004; 28076-A-CON-03-001; 28076-A-CON-03-002; 28076-A-CON-03-003; 28076-A-CON-03-004; 28076-A-NEW-03-001; 28076-A-NEW-03-002; 28076-A-NEW-03-003; 28076-A-BLKA-03-000 Rev P1; 28076-A-BLKA-03-001; 28076-A-BLKA-03-002; 28076-A-BLKA-03-003; 28076-A-BLKA-03-004; 28076-A-BLKA-03-005; 28076-A-BLKB-03-000 Rev P1; 28076-A-BLKB-03-001; 28076-A-BLKB-03-002; 28076-A-BLKB-03-003; 28076-A-BLKB-03-004; 28076-A-BLKB-03-005; 28076-A-BLKC-03-000 P1; 28076-A-BLKC-03-001; 28076-A-BLKC-03-002; 28076-A-BLKC-03-003; 28076-A-BLKC-03-004; 28076-A-BLKC-03-005; 28076-A-BLKD-03-000 Rev P1; 28076-A-BLKD-03-001; 28076-A-BLKD-03-002; 28076-A-BLKD-03-003; 28076-A-BLKD-03-004; 28076-A-BLKD-03-005; 28076-A-BLKA-04-001; 28076-A-BLKD-04-001; 28076-A-04-001; 28076-A-04-002; 28076-A-04-003; 28076-A-BLKA-05-001; 28076-A-BLKA-05-002; 28076-A-BLKA-05-003; 28076-A-BLKA-05-004; 28076-A-BLKA-05-005; 28076-A-BLKA-05-006; 28076-A-BLKB-05-001; 28076-A-BLKB-05-002; 28076-A-BLKB-05-003; 28076-A-BLKB-05-004; 28076-A-BLKC-05-001; 28076-A-BLKC-05-002; 28076-A-BLKC-05-003; 28076-A-BLKC-05-004; 28076-A-BLKD-05-001; 28076-A-BLKD-05-002; 28076-A-BLKD-05-003; 28076-A-BLKD-05-004; 28076-A-BLKD-05-005; 28076-A-BLKD-05-006; 28076-A-05-001; 28076-A-05-002; 28076-A-05-101 Rev P1.

**And Application Documents:**

Environmental Statement Volumes 1 and 2 dated June 2014 including updates to Chapter 11 and an Archaeological Impact Assessment; Shadow Analysis; Service Vehicle Delivery Plan dated June 2014; Construction Logistics Plan dated June 2014; Residential Travel Plan Framework dated June 2014; Code for Sustainable Homes Pre-Assessment dated June 2014;

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Energy Strategy Report dated June 2014; Transport Assessment dated June 2014; Equality Impact Assessment dated June 2014; Environmental Statement (Non Technical Summary) dated June 2014; Design and Access Statement dated June 2014; Arboricultural Implications Report dated 2014.  
Reason: In order to avoid doubt and in the interests of good planning.

5. The OUTLINE component of the development shall be carried out in accordance with the approved Parameter Plans listed below, unless otherwise agreed in writing by the Local Planning Authority:  
A-01-003 Rev P1; A-01-101 Rev P1; A-01-102 Rev P1; A-02-001 Rev P1; A-02-102 Rev P1.  
Reason: For the avoidance of doubt and in the interests of proper planning and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the Development.
6. The maximum number of dwellings to be developed on the application site (DETAILED AND OUTLINE components combined) shall not exceed 470.  
Reason: To ensure the Development is carried out in accordance with the plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the Development.
7. The maximum number of car parking spaces within the DETAILED permission shall be 88 spaces.  
Reason: To avoid obstruction of the surrounding streets and to safeguard public safety and the amenity of the surrounding area, in accordance with the NPPF, Local Plan Policy SP1 SP4 and SP7 and UDP Policies M10 and UD3.
8. Building, engineering or other operations such as demolition, works preparatory to or ancillary to the construction shall take place between the hours of 08:00am and 18:00pm Mondays to Fridays, and between the hours of 08:00am and 13:00pm Saturdays only, and no works shall be carried out at any times on Sundays or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To safeguard the amenity of adjacent residents and the area generally and to meet the requirements of London Plan Policy 7.6 and Saved UDP Policy UD3.
9. All homes within the Development shall be constructed to 'Lifetime Homes' standards, unless otherwise agreed in writing by the Local Planning Authority. Where compliance cannot be met with regards specifically to units within the hereby approved converted buildings, details as to why and evidence that best endeavours have been undertaken to achieve 'Lifetime Homes' standards shall be submitted to, and approved in writing by the Local Planning Authority, prior to the first occupation of the non-complying unit.  
Reason: To ensure the provision of accessible housing in accordance with London Plan Policy 3.8, Saved Policy HSG1 of the UDP.
10. No fewer than 10% of the total number of homes for each tenure within the Development (DETAILED and OUTLINE components) shall be constructed to be adaptable for residents who are wheelchair users.

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Reason: To ensure the provision of accessible housing in accordance with London Plan Policy 3.8, Saved Policy HSG1 of the UDP.

11. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no:
- A) roof extensions;
  - B) rear extensions;
  - C) side extensions;
  - D) front extensions; shall be carried out to any dwellinghouse hereby approved within both the DETAILED and OUTLINE component of the permission without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

12. Prior to the installation, details of any gas 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 40mg/kWh (0%).

Reason: In the interest of energy efficiency, carbon reduction and sustainability, and as required by London Plan Policy 7.14

13. The existing wall located on the western boundary of the site, nearest those residential properties facing Warwick Gardens and adjoining their gardens, is to be retained and repaired where necessary.

Reason: To protect the amenities of those western neighbours adjoining the site and in accordance with London Plan Policy 7.6 and saved UDP Policy U3.

14. Any artificial lighting within the development shall be of a focused and of a directional nature to ensure that there is no light spill into the adjacent SINC and ecological corridor

Reason: Artificial light can harm the ecology of an area through disruption of the natural diurnal rhythms of wildlife.

**Pre-commencement conditions**

15. No development (including demolition) shall take place until a Demolition Management Plan has been submitted to and approved in writing by the Local Planning Authority. This plan shall also incorporate, but not be limited to, a risk assessment detailing the management of demolition and construction dust in line with the London Code of Construction Practice.

Reason: In the interests of highway and pedestrian safety and to preserve the amenities of the area generally, in accordance with London Plan Policy 7.6, Local Plan Policies SP1 SP4 and SP7, and Saved UDP Policy UD3.

16. No demolition or development shall take place until:

a) The applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of

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Investigation which has been submitted by the applicant and approved by the Local Planning Authority;

- b) No demolition or development shall take place other than that 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 programmed 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 or archaeological interest survive on the site. The Local Planning Authority wishes to secure the provision of archaeological investigation 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 the NPPF.

17. No demolition or development shall take place until the applicant has secured the implementation of a programme of historic buildings recording and analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the Local Planning Authority.

Reason: Heritage assets or archaeological interest survive on the site. The Local Planning Authority wishes to secure the provision of archaeological investigation 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 the NPPF.

18. No development (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until a Construction Environmental Management Plan (incorporating a Site Waste Management Plan and Construction Logistics Plan) has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety and to preserve the amenities of the area generally, in accordance with London Plan Policy 7.6, Local Plan Policies SP1 SP4 and SP7, and Saved UDP Policy UD3.

19. No development within each phase (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until a detailed surface water drainage scheme for the site, based on the submitted Flood Risk Assessment (FRA) St Ann's Hospital, Haringey Ref: 25232/009 by Peter Brett, has been submitted to, and approved in writing, by the Local Planning Authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined in the FRA and should evidence how the development will achieve green-field run-off rates. The scheme for each phase 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, in accordance with London

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Plan Policies 5.13, 5.14, 5.15, Local Plan Policy SP5.

20. No development within each phase (save for demolition above ground level) shall take place until such time as:

- a) A desktop study has been carried out, details of which shall include the identification of previous uses, potential contaminants that might be expected given those uses, and other relevant information. A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to, and approved in writing, by the Local Planning Authority. Only if the desktop study and Conceptual Model indicate no risk of harm may the development commence, upon the receipt of written approval from the Local Planning Authority;
- b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out. 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.

- b) If the risk assessment and refined Conceptual Model indicate any risk or 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.

Reasons: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

21. No development (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until a design framework (the Framework) for the entire scheme is submitted to, and approved in writing by the Local Planning Authority. The Framework shall be substantially in accordance with the details submitted within the design and access statement and approved parameter plans.

Reason: To ensure satisfactory design for the development in accordance with the principles and parameters established at the OUTLINE stage.

22. Notwithstanding the information submitted with this application, no above ground development (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously

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agreed in writing by the Local Planning Authority) shall take place within the DETAILED permission, as depicted in red on approved plan A-00-002 Rev 1, 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.

23. Notwithstanding the information submitted with this application, no above ground development within each phase (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) 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.

24. Notwithstanding the information submitted with this application, no above ground development within each phase (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until 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 (but not limited to: proposed finished levels or contours; means of enclosure; car parking layouts; use of permeable and semi-permeable paving to the car parking area hereby approved; 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.

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.

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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 prior to the occupation of each. 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.

25. Notwithstanding the information submitted with this application, no above ground development (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place within the DETAILED permission, as depicted in red on approved plan A-00-002 Rev 1, until details of pedestrian access points from St Ann's Road and rear parking areas to Blocks A, B, and C have been submitted to, and approved in writing by the Local Planning Authority. These details shall include, but not limited to, how these areas have incorporated secure by design principles to ensure the areas are secure, adequately landscaped and have appropriate surveillance. The details approved shall then be implemented and retained in perpetuity.

Reason: To ensure parking areas and pedestrian access to the site is safe and secure in accordance with the NPPF, London Plan Policies 7.1, 7.3, 7.4 and saved UDP Policy UD3

26. No impact piling within each phase shall take place on site until a piling method statement (detailing 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 and water 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 within each phase 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 and water infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

27. No development within each phase shall take place (including demolition) until a drainage strategy detailing any of and/or off site drainage works, has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the

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drainage works referred to in the strategy for each phase have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

28. No development shall take place within each phase (including demolition) until an impact study of the existing water supply infrastructure has been submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water. The study should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Should additional capacity be required, the impact study should include ways in which this capacity will be accommodated. The development within each phase will then be implemented in accordance with the recommendations of this impact study and retained in perpetuity thereafter.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the addition demand created by the development.

29. Notwithstanding the information submitted with this application, no development (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place within each phase until details of the hereby approved substations located within the northern portion of the site (DETAILED component). Details shall include, but not limited to, noise output, design and appearance, materials, adjacent landscaping treatments. The development shall be implemented in accordance with these approved details and retained in perpetuity thereafter.

Reason: To protect the amenity of nearby residential neighbours and to ensure an acceptable design and appearance.

30. No development within each phase (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until a full, detailed assessment of all site emissions, including emissions from all energy sources, is submitted to, and approved in writing, by the Local Planning Authority. The final design is to be Air Quality Neutral In line with the London Plan with respect to all emissions from the site. If the proposed development is not air quality neutral, a scheme of mitigation is to be submitted and approved in writing by the Local Planning Authority. The development within each phase will then be implemented in accordance with these approved details and mitigation measures and retained in perpetuity thereafter.

Reason: To promote sustainable development and reduce emissions in accordance with London Plan 2011 Policy 7.14, as well as Policy SP4 of Haringey's Local Plan 2013

31. Notwithstanding the information submitted with this application, no demolition works should be undertaken to the front boundary wall unless a minimum of Level 2 recording of the wall along the northern boundary of the site as per English Heritage's guidance to 'Understanding Historic Buildings:

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A guide to good recording practice' has been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure accurate recording of the heritage asset.

32. No above ground development (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until detail, within the DETAILED permission, of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 143 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.  
Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.
33. Unless otherwise agreed in writing by the Local Planning Authority full details of a site wide ecology management strategy and associated pollution prevention strategy shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.  
Reason: In order to ensure that the proposed development maximises the ecological potential of the site and prevents pollution of the environment prior to the commencement of development in accordance with the Environmental Impact Assessment and policies London Plan Policy 7.19 and Local Plan Policy SP13.
34. No development within each phase (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until full detail of a scheme for external lighting for that part of the site shall be submitted to and approved by the Local Planning Authority. Such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.  
Reason: In order to ensure that the proposed development provides a safe and sound environment for the future occupiers and patrons in with the Environmental Impact Assessment and policies London Plan Policy 7.19 and Local Plan Policy SP13.
35. No development within each phase (save for demolition above ground level and those temporary and/or advanced infrastructure and enabling works previously agreed in writing by the Local Planning Authority) shall take place until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens is submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and maintained thereafter.  
Reason: To protect/conserves/enhance the natural features and character of the area.

**Pre-Reserved Matters Conditions**

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36. Prior to the submission of a Reserved Matters application for phase R2, as depicted in blue on approved plan A-00-003 Rev 1, a comprehensive landscaping scheme shall be submitted to, and approved in writing by the Local Planning Authority depicting how the SINC to the south of the site will be improved. Details shall include, but not limited to, species, size, and type of replanting.

Reason: In the interests of improving the visual amenity and biodiversity in the area in accordance with London Plan Policy 7.19 and Local Plan Policy SP13.

37. Prior to the submission of Reserved Matters for each of the residential phases of the permission, Phases R1, R2, R3, and/or R4, as depicted in blue on approved plan A-00-003 Rev 1, design codes shall be submitted to and approved in writing by the Local Planning Authority. Each design code should respond to the Design Framework for the entire site to be approved pursuant to Condition 21 and will include:

- a) A three dimensional masterplan of that phase and its adjoining phases that shows clearly the intended arrangement of spaces and buildings, including massing, orientation, distribution of uses, densities, building lines, and spaces;
- b) The design principles for that phase including information on dwelling types, palette of materials, parking, safety and security and information on the protection of residential amenity including privacy and overlooking;
- c) An assessment showing that each phase has had regard to the BRE "Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice";
- d) Evidence that Secure by Design principles have been implemented in the design and layout.

Reason: In order that the Local Planning Authority is satisfied with the details of the proposed development and that the proposed development will be seen as an enhancement to the St Ann's Conservation Area and surrounding townscape, in accordance with Chapter 12 of the NPPF and to SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

38. Prior to the submission of any Reserved Matters application, details shall be submitted to and approved by the Local Planning Authority on the approved energy centre. These details shall include, but not limited to, confirmation that there will be a single CHP to service both healthcare and residential buildings, how the energy centre will connect to both residential and healthcare components on site, noise output, design and appearance, siting and location. The energy centre shall be installed in accordance with the approved details and retained in perpetuity thereafter.

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.

39. Prior to the submission of Reserved Matters applications for each phase, details shall be submitted to, and approved by the Local Planning Authority

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in writing, that both domestic and non-domestic buildings within the Development are designed to reduce potential overheating and reliance on air conditioning systems and demonstrate general accordance with the cooling hierarchy as outline in London Plan Policy 5.9 and that all domestic dwellings are designed without the need for active cooling. The development shall be implemented in accordance with these details and retained in perpetuity thereafter.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3, 5.15, and 5.9 of the London Plan and Policies SP0 and SP4 the Haringey Local Plan.

40. Prior to the submission of any Reserved Matters application, details shall be submitted to and approved by the Local Planning Authority evidencing that the applicant has corresponded with the network providers of the Upper Lea Valley district heating network to investigate whether a site heat network is proposed in the vicinity of the subject site and, should there be, commitment to connecting to such a network should be explored under best endeavours.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3, 5.15, and 5.9 of the London Plan and Policies SP0 and SP4 the Haringey Local Plan.

41. Details of arrangements for storage and collection of refuse, for the development hereby approved, including location, design, screening, operation and the provision of facilities for the storage of recyclable materials shall be submitted to and approved in writing by the LPA as part of the relevant Reserved Matters approvals for each part of the Development and the development shall be carried out only in accordance with the details so approved and shall be retained thereafter.

Reason: To ensure good design, to safeguard the amenity of the area and ensure that the development is sustainable and has adequate facilities, in accordance with the Environmental Impact Assessment, in accordance with Chapter 12 of the NPPF and to SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

**Pre-Occupation Conditions**

42. The hereby approved retail (A1 Use Class) floorspace shall not be occupied until a final 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 the hereby approved retail floorspace,

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.

43. The dwellings hereby approved (both within the DETAILED and OUTLINE component) shall achieve a carbon reduction in CO2 emissions of at least 35% under Part L of the Building Regulations 2013 standard and meet at least Code for Sustainable homes Level 4. No dwelling within each phase shall be occupied until a final Code Certificate has been issued for it certifying that this reduction has been achieved.

Reasons: To ensure that the development achieves a high level of

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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.

44. The Development shall provide at least 890sqm of equipped play space. Details of which shall be submitted to and approved, in writing, by the Local Planning Authority, prior to the occupation of any dwelling within Phase R4 as depicted in blue on approved plan A-00-003 Rev 1. The Development will be implemented in accordance with the details approved and retained in perpetuity thereafter.

Reason: In accordance with the Mayor's SPG 'Shaping Neighbourhoods: Play and Informal Recreation' and Local Plan Policy SP13.

**Phasing Conditions**

45. Not more than 250 dwellings on site shall be occupied until the Mental Health Inpatient Building, that forms part of Phase H1, is commenced, and not more than 420 dwellings on site shall be occupied until the Mental Health Inpatient Building is occupied.

Reason: To ensure that the healthcare component of the Development is commenced in a timely fashion and prior to the completion of the residential component of the scheme.

46. Notwithstanding the information submitted with this application, prior to the submission of Reserved Matters for Phase R2, details shall be submitted to and approved by the Local Planning Authority for the south-western access point within the application boundary. The development will then be implemented in accordance with the approved details, prior to the commencement of phases R3 and R4, and retained in perpetuity thereafter.

Reason: To ensure a safe, attractive and functional accessway to the development and to promote the use of sustainable forms of transport, in accordance with the NPPF, London Plan Policies 7.1, 7.3, 7.4, Local Plan Policy SP1 SP4 and SP7 and UDP Policy UD3.

47. Upon the submission of each Reserved Matters application for the residential component of the Development (phases R1, R2, R3, and R4), details shall be submitted to, and approved in writing by the Local Planning Authority, confirming the affordable housing provision within the phase submitted, details of the overall affordable housing provision approved at the date of the submission, and an indicative plan/details for future phases (if any) of affordable housing provision. These details will confirm how the overall site will provide no less than 14% (by unit) affordable housing units.

Reason: To ensure 14% (by unit) affordable housing units are provided for on site.

48. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

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

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development.

**Informatives**

**INFORMATIVE:** In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

**INFORMATIVE :** Community Infrastructure Levy. The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £327,110.00 (9,198 sqm of residential floor space and 148 sqm of retail floor space floorspace x £35.00) and the Haringey CIL charge will be £137,970.00 (9,198 sqm of residential floorspace x £15.00). 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:** Details of Highway Agreement - Section 278. The applicant is advised that an agreement under Section 278 of the Highways Acts 1980 is required.

**INFORMATIVE:** All works on or associated with the public highway be carried out by Council's Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

**INFORMATIVE:** Prior to commencing any work on the highway official notification under The New Roads & Street Works Act shall be given to the Council. Notifications are to be sent to The Highways and Street Numbering (tel. 020 8489 1000).

**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.

**INFORMATIVE:** The applicant is advised that 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 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.

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	<p>INFORMATIVE: The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement required by condition.</p> <p>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.</p>
<b>PC06.</b>	<p><b>UPDATE ON MAJOR PROPOSALS</b></p> <p>The Committee considered an update on major planning proposals in the pipeline.</p> <p>Clarification was sought on whether a further application for the Spurs stadium scheme covering the provision of additional seating would come before the Committee. Officers advised that Spurs had not to date submitted an application.</p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"><li>• That the update be noted.</li></ul>
<b>PC07.</b>	<p><b>APPLICATIONS DETERMINED UNDER DELEGATED POWERS</b></p> <p>The Committee considered an update report on applications determined under delegated powers between 1 and 28 February 2015.</p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"><li>• That the report be noted.</li></ul>
<b>PC08.</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>Special Planning Committee 25 March.</p>

COUNCILLOR AHMET

Chair