

**MINUTES OF THE PLANNING SUB COMMITTEE  
THURSDAY, 23 JULY 2015**

Councillors: Ahmet (Chair), Basu, Beacham, Bevan, Carter, Mallett, Patterson, Ryan and Weston

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>
<p><b>PC01.</b></p>	<p><b>FILMING AT MEETINGS</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 Cllrs Carroll and Doron. Cllr McShane substituted.</p>
<p><b>PC03.</b></p>	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>• That the minutes of the Special Planning Committee held on 22 June be approved.</li> </ul>
<p><b>PC04.</b></p>	<p><b>OLD FIRE STATION, TOWN HALL APPROACH ROAD, N15 4RX</b></p> <p>The Committee considered a report on the application to grant planning permission and Listed Building consent for the change of use of the ground floor from an office into a restaurant including interior alteration. 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.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report.</p> <p>A number of objectors addressed the Committee and raised the following points:</p> <ul style="list-style-type: none"> <li>• Concerns were raised over the operation of the venue as a café/takeaway during the day and a restaurant in the evening which was inconsistent with A3 use.</li> <li>• The applicant had previously indicated that the business would be seeking custom from passing football supporters on Spurs match days leading to concern about anti-social behaviour in the area.</li> <li>• Consideration should have been given to alternative locations in the local area for the venture such as the Bernie Grants Centre or partnering up with an existing restaurant in the area.</li> <li>• The area was already served by a large number of chicken takeaway shops.</li> <li>• Final confirmation was outstanding on the proposed location for the restaurant’s refuse bins.</li> <li>• No provision had been made for customer parking.</li> </ul>

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- The access route to Isobel Place would potentially be frequently blocked due to supplier delivery vehicles or from staff parking.
- The restaurant could cause nuisance from noise and odour to adjacent businesses. A lack of detail had been provided on any soundproofing measures to be installed within the building in mitigation.
- The venture would have an adverse impact on the other small businesses currently located in the building which would be forced to relocate due to the scheme and due to the regeneration of the wider area.
- The restaurant food offer would not reflect the diversity of the area.

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

- The scheme was a not for profit venture to create a family friendly, sustainable restaurant with a varied menu as opposed to a chicken takeaway shop.
- A primary objective of the scheme was to create new jobs, up to 20 initially, and offer opportunities for young people to follow careers in catering.
- A public health slant was key to the concept in offering an innovative, healthier and affordable alternative to chicken takeaways, particularly aimed at young people, following research by Public Health London into the high obesity levels in the area.
- The venture would be sympathetic to and help preserve the Listed Building.
- The applicant would maintain ongoing dialogue with local people and businesses in the interests of being a good neighbour, particularly as a social enterprise.
- The applicant would seek to develop partnerships with other local institutions such as CONEL and the Tottenham Foundation with a view to enhancing job opportunities such as by providing linked catering courses.
- It was requested that job opportunities from the venture be made available to other local organisations such as linking with the Bernie Grants Art Centre and Haringey Association of Assisted Living.

Cllr Peacock addressed the Committee in objection to the application. She reiterated concerns raised by residents at ward surgeries about the proliferation of chicken takeaway shops in the area and the potential negative impact of the venture especially from football supporter custom on Spurs match days. It was also felt that the restaurant would detract from the regeneration works to the Tottenham Green area and undermine the input local people had had into the design.

Cllr Goldberg addressed the Committee in his capacity of Cabinet Member for Economic Development. He outlined that the project would contribute to the regeneration and animation of the village green area and would generate much need new jobs in the borough to contribute to the challenging targets set following the Tottenham riots. The proliferation of chicken takeaway shops in the borough was recognised as a problem and it was reiterated that the venture aimed to offer a healthier alternative to these outlets.

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

- Clarification was sought as to whether the proliferation of takeaway chicken shops in the area was a material planning consideration in determination of the application. Officers advised of an emerging policy position arising from the review underway of the borough's Development Management Policies to control the clustering of new hot food takeaway outlets within the vicinity of schools.

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The Committee were advised that this was a material consideration but should not be given significant weight as the policy position had yet to be adopted.

- In response to a question, the Committee were advised that any public subsidy provided to the enterprise was irrelevant to the planning merits of the application.
- Concerns were raised over the change of use class sought for the building and whether therefore if the venture failed, the healthy food slanted offer could be changed to that of a regular fast food takeaway shop. Officers advised that the imposition of a planning condition to restrict any change to the food menu offered would fail the statutory tests required for conditions. The Council had a property interest however in the site which could potentially be used to manage future occupancy in the event the venture failed.
- Concerns were raised over disabled access for the businesses decanted to the first floor of the building as a result of the project. The applicant advised that disabled access had never been provided to the first floor but that a disabled WC provided to the ground floor would be available for all users of the building.
- Officers provided information on the potential imposition of a personal permission condition to the application to reflect the unique characteristics of the healthy eating food offer and nature of the venture put forward by the applicant. It was however cautioned that this could not limit the future sale of any other food offer permissible within the A3 class usage.
- Clarification was sought from the applicant on whether the restaurant would provide a takeaway service including to football supporters on match days. Assurances were provided that the primary operation would be a sit down restaurant and that the venture would not be reliant on a takeaway offer as part of its business plan. The applicant however did not discount offering a limited takeaway offer, particularly on Spurs match days, to generate additional income to sustain the business. It was recognised however that this would require careful management.
- In response to concerns regarding the takeaway offer generating increased littering in the area, the applicant reiterated that the primary business would be a restaurant for seated patrons.
- Clarification was sought on the potential impact of the venture on local traffic and parking. Transport officers advised that the restaurant was considered to have negligible impact due to the small number of covers to be provided and its location in a highly accessible area with parking restrictions already in place in the form of double yellow lines.
- Clarification was sought on the provision of outside seating. The applicant confirmed that there would not be permanent outdoor seating but a number of temporary tables used outside during the summer months.
- Further details regarding proposed soundproofing to the building were requested. The applicant advised that measures would be installed to the rear wall. Officers proposed to replace conditions 4 and 5 in order to strengthen controls regarding noise, with a condition requiring the submission and approval by the Council of a noise management strategy to be implemented in perpetuity.
- Further information was sought on the stated public health benefits of the scheme. It was advised that the Councils' Director of Public Health was supportive of the venture as a harm reduction intervention under a wider obesity strategy for the borough, in particular through facilitating positive behaviour change.
- Reassurance was sought that changes made to the Listed Building could be

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reversed in the future in required. The conservation officer advised that the small, primarily internal alternations proposed would actually enhance the building by making it more 'readable' as an old fire station. In terms of the limited changes to the exterior, the extractor vent pipe to the southern elevation could easily be reversed to reinstate the building in the future.

Cllr Bevan put forward a motion to impose a personal permission condition for the permission to benefit the applicant only. At a vote, this motion fell.

The Chair moved the recommendation of the report including the replacement condition covering noise management and it was

**RESOLVED**

- That planning application HGY/2015/1405 be approved subject to conditions.
  - That Listed Building consent application HGY/2015/1406 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 following approved plans and specifications: 01-201 Site Plan As Proposed 1:200 A1 \* A, 01-211 Ground Floor As Proposed 1:100 A1 \* A, 01-212 Public Realm As Proposed 1:100 A1 \* A, 01-301 Section AA As Proposed 1:50 A1 \* A, 01-302 Section BB As Proposed 1:50 A1 \* A, 01-401 Elevation AA As Proposed 1:100 A1 \* A, 01-402 Elevation BB As Proposed 1:100 A1 \* A, 01-403 Elevation CC As Proposed 1:100 A1 \* A 01-404  
  
Reason: In order to avoid doubt and in the interests of good planning.
  3. The use hereby permitted shall not be operated before 07:00 hours or after 23:30 hours Monday to Saturday and 10:00 and 19:00 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 properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
  4. Any noise generated by virtue of this development shall not cause an increase in the pre-existing background noise level or more than 5db (A). In this context, the background level is construed as measuring the level of noise which is exceeded for 90% of the time.  
Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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5. At no time shall any amplified speech or music generated from the site be audible within the nearby residential premises.

To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises in accordance with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and consistent with advice in the National Planning Policy Framework.

6. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.

Reason: To maintain the architectural and historical integrity of the listed building

7. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: To ensure the correct preservation, enhancement and recording of historic features

8. Further details on all internal fixtures, external signage and fixtures, up lighters, steel pole and other public realm works should be submitted to the Council for approval.

Reason: In order to protect the character and setting of the listed building and the wider conservation area.

#### INFORMATIVES

##### Environmental Health

1. It is particularly important to install the correct type of filters for the type of cooking that you do. The Extractor Ventilation and Ducting System must be adequate to provide clean air and adequate ventilation for the cooking load, and safely remove any gases and heat without causing any hazards to the premises and others. The Extractor and Ventilation Ducting must be manufactured in the materials recommended by the Building Control Officer and Building Regulations, and the London Fire and Emergency Planning Authority.
2. You must keep a written record of the Cleaning Schedule for the Extractor Ventilation and Ducting System that is available at all times for inspection by the Local Authority. It is further recommended that you include the Cleaning Schedule for the Extractor Ventilation and Ducting System within the daily records of the Cleaning Schedule for the Business.
3. Fumes resulting from cooking operations should be discharged via a mechanical extraction system so as not to create a hazard or a nuisance. The system should incorporate a stainless steel canopy connected to a flue

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and suitable filtration (i.e. grease and carbon etc.) in accordance with current regulations.

4. You must ensure the Engineer has installed anti vibration mountings/dampers to the fan or motor unit to prevent noise and vibration being transmitted into structure.
5. The Engineer must ensure flexible couplings are fitted between the fan unit and ducting to prevent vibration being transmitted into ducting
6. You must ensure the Flue Terminal at your business is positioned to prevent odour nuisances, and the risk of an outbreak of fire due to the lack of cleaning or due to other defects with the Extractor Ventilation and Ducting System as recommended by the Building Control Officer and Building Regulations, and the London Fire and Emergency Planning Authority.

**PC05. STAMFORD HILL PRIMARY SCHOOL, BERKELEY ROAD, N15 6HD**

The Committee considered a report on the application to grant planning permission for the installation of a new working kitchen with works to include the installation of new cooking appliances and an extract canopy with flue ducting to the outside. 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.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That planning application HGY/2015/1512 be approved subject to conditions.
1. Notwithstanding the information submitted with this application, details of the amended flue colouring and how the works will be undertaken and maintained, shall be submitted to and approved in writing within 3 months of this decision date and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.  
Reason: In order to ensure the development is carried out in accordance with the approved details and to safeguard the character and appearance of the building and surrounding area, consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
  2. Notwithstanding the approved plans, equipment to control the emission of fumes and smell from the premises shall be installed in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with that approval and retained for so long as the ancillary kitchen use continues.

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Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

3. The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

**PC06. BOUNDS GREEN JUNIOR AND INFANT SCHOOL, BOUNDS GREEN ROAD, N11 2QG**

The Committee considered a report on the application to grant planning permission for the demolition of an existing wing and replacement with a two storey extension building including new classroom and teaching rooms plus a new small single storey extension to the kitchen block to 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 and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report.

A concern was raised over the visual impact of a new modern extension to a Victorian building and the higher maintenance costs associated with flat roof constructions. Officers advised that a simple, modern design was proposed to avoid the extension competing with the primary building. A pitched roof would add bulk and be out of context, particularly with the adjacent flat roofed three storey Springfield Tavern pub.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That planning application HGY/2015/1279 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.

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2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:  
122.RLA.BG.101A, 600, 601, 602, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052.  
Reason: In order to avoid doubt and in the interests of good planning.
3. Notwithstanding the information submitted with this application, no 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.
4. The development hereby permitted shall not be occupied until such time as a revised travel plan has been provided to the Council's travel plan co-ordinator and an agreement has been reached to monitor the travel plan initiatives annually (at a cost of £3,000). The approved travel plan shall be implemented prior to first occupation of the development hereby permitted. The developer must submit a travel plan, annually for a period of no less than 3 years.  
Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.
5. The development hereby permitted shall not be occupied until such time as the pedestrian crossing facilities on Park Road as per drawing 1000002233-2-110 have been implemented (at a cost of £51,235).  
Reason: In the interests of the general safety of the highway and consistent with Policy 6.13 of the London Plan 2011 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.
6. Prior to the commencement of the development hereby permitted a drain blockage investigation shall be submitted to and approved in writing by the Local Planning Authority in respect of the blocked drain indicated as 'Manhole cover 22' on drawing number 1192 602 P2. The development shall be completed in accordance with the approved details.  
Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.
7. No works shall be carried out on the site until a detailed report, including risk assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.  
Reasons: To safeguard the amenities of the area consistent with Policies

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6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

8. Prior to the first occupation of the development hereby approved installation details of the boiler to be provided for space heating and hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To reduce pollution, as required by the London Plan 2011 Policy 7.14.

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: 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 3: Asbestos: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

**PC07. PRE-APPLICATION BRIEFINGS**

The following item was considered as a pre-application presentation to the Planning Sub-Committee in order to allow the discussion of proposals related thereto.

Notwithstanding that this was a formal meeting of the Sub-Committee, no decision on the following item was taken at the meeting, and any subsequent application would be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

**PC08. TOTTENHAM HOTSPUR STADIUM, BILL NICHOLSON WAY, N17 0AP**

[The Chair announced the suspension of Committee Standing Orders to allow the continuation of the meeting beyond the 10pm cut off].

The Committee received a short presentation from officers followed by representatives of Tottenham Hotspurs Football Club (THFC) on early proposals to seek planning permission for a revised scheme for the redevelopment of the White

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Hart Lane stadium and the land around it. The Committee's attention was drawn to a tabled addendum setting out initial comments from the Quality Review Panel and Development Management Forum held subsequent to the publication of the agenda.

The Committee raised the following points and questions regarding the briefing:

- The Committee stressed their commitment to adherence to the Council's targets in relation to affordable housing provision on new developments, particularly in recognition of the significant increase in residential units proposed for the revised scheme. The applicant affirmed an intention to provide affordable housing both off and onsite but outlined that as the scheme currently remained at design stage, final costs had yet to be established and which would impact on the level of affordable housing permissible. Officers provided assurance that the Council were in the process of commissioning an independent specialist to review the viability assessment to be submitted by THFC in relation to the ability to deliver against policy aspirations.
- Clarification was sought on plans around the engagement of young people with the scheme including apprenticeships. The applicant advised that around 100 apprenticeships were already offered through the Tottenham Hotspur Foundation and THFC. The number of apprenticeships to be provided directly by the scheme would be set out within the final s106 agreement.
- Further details were sought on the primary health service provision proposed onsite and whether a clear commitment has been received from the NHS to utilise the facilities. The applicant advised that the extended provision proposed was in recognition of the significant need evidenced for additional GP access in the area and would now include specialist services as well as a GP surgery. Discussions with NHS England and an NHS trust to commission the GP service were at advanced stage in confirming occupation of the facilities.
- The Committee requested that prior to finalising the scheme, consideration be given to:
  - Utilisation of a ticket pricing structure to encourage early arrival of spectators.
  - The provision of green balconies within the residential tower design and adherence to the Building for Life guide for new homes.
  - The residential towers to the corners of the site being of triangular shape to bridge the curved shape of the stadium and rectilinear shape of surrounding streets.
- The Committee emphasised the standing of the Design Review Panel and the imperative of their views and comments on initial plans for a revised scheme being given proper recognition and consideration by the applicant.
- Areas of concern identified by the Committee included:
  - The proposed height and bulk of the residential towers, with the highest being 35 storeys.
  - The management of litter following events at the stadium.
  - The lack of WC provision along the High Road.
  - Disabled parking provision
  - Parking pressure on Homes for Haringey estates in the vicinity during events.
  - The misleading perception portrayed that the College and Sainsbury's store had been provided by the scheme as opposed to being necessary in order to support the development
  - That the proposed onsite museum would overlap with the Bruce Castle

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museum.

- Clarification was sought as to whether consideration had been given to moving the three locally listed buildings to an alternative location to avoid their demolition. It was advised that relocation had previously been considered under the consented scheme but that English Heritage (as was) was unable to support this rarely used approach due to the destruction of the context to the buildings. The Chair emphasised the importance of all options with regards to the locally listed buildings being fully assessed including the closure of roads and/or bus lanes.
- The Committee questioned why crowd control design plans for the High Road frontage under the consented scheme were now considered unacceptable. The applicant advised that new design solutions for this area had been generated following the application of further dynamic modelling of crowd movement, particularly in light of concerns regarding the blockage of bus lanes by supporters.
- A position was sought from the applicant regarding the application of the London Living Wage. Confirmation was provided that THFC was a Living Wage employer. The Club were in negotiations with two of the main contractors around this issue but identified that it would have less control over pay levels offered by the significant number of subcontractors engaged during the construction works.
- Measures to mitigate the increased pressures on sustainable transport provision in the area from the revised scheme were questioned. The applicant confirmed that discussions were underway with Transport for London and other stakeholders regarding the bus routes serving the area and making better use of the W3 bus. Consideration was also being given to operating a shuttle bus service from Tottenham Hale and Wood Green tube stations to the stadium.
- Clarification was sought on planned parking provision in light of proposed increases to the number of residential units and capacity of the stadium. The applicant advised that stadium parking including disabled bays would be provided at basement level (as approved by the Committee on 22 June 2015 under a s73 application for the consented scheme) and to an area behind the south stand. Basement level parking in the region of 250-275 spaces would be provided to the residential towers.
- Further details were sought on the community benefits associated with the new National Football League (NFL) contract. The applicant advised that a percentage of tickets would be allocated for the local community, promotion extended of the NFL's Play 60 active lifestyle campaign for children and the funding of 3 annual university places.
- Clarification was sought on whether a Spurs season ticket offer would be made to local people. The applicant advised that this would likely be the same as the current arrangement under the s106 of the consented scheme in offering preferential access for local people. Opportunities around pricing would also be explored inline with the increased stadium capacity sought.

The applicant advised that the final application would likely come before the Committee in December for determination, subject to the consultation process.

**PC09. DATE OF NEXT MEETING**

7 September.

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COUNCILLOR AHMET  
Chair