

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 7 SEPTEMBER 2015**

Councillors: Peray Ahmet (Chair), Dhiren Basu, David Beacham, John Bevan, Vincent Carroll (Vice-Chair), Clive Carter, Natan Doron, Toni Mallett, James Patterson, Reg Rice and James Ryan

MINUTE NO.	SUBJECT/DECISION
<p>PC10.</p>	<p>FILMING AT MEETINGS</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the Chair’s announcement regarding the filming of the meeting for live or subsequent broadcast be noted.
<p>PC11.</p>	<p>APOLOGIES</p> <p>Apologies were received from Cllr Weston for whom Cllr Rice substituted.</p>
<p>PC12.</p>	<p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the minutes of the Planning Committees held on 6 and 23 July be approved. <p>Cllr Bevan clarified that his comments at the Spurs stadium pre application briefing on 23 July were meant to relate to winter balconies as opposed to green balconies.</p>
<p>PC13.</p>	<p>(LAND TO REAR OF 2-16 LAURADALE ROAD) 85 WOODSIDE AVENUE N10 3HF</p> <p>The Committee considered a report on the application to grant planning permission for the variation of condition 2 (accordance with approved plans) following consent of planning permission HGY/2014/0511 to revise the design of the houses. 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 consisting of an amendment to an approved scheme.</p> <p>Cllr Newton addressed the Committee as a local ward councillor and raised the following points:</p> <ul style="list-style-type: none"> • The design was boxy and intrusive and would result in overlooking to neighbouring properties. • The access way to the site was the primary access pathway used by Tetherdown School pupils. Increased vehicle movements due to the scheme would be dangerous for pedestrians, particularly unaccompanied children, concerns over which had been raised by the School.

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The Committee were reminded by the legal officer that the merits of the original scheme could not be revisited under the current application for variation as the principles had been accepted in the granting of the original permission.

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

- Concerns were raised over the obtrusive profile and visual massing of the new design, the flat roof 'boxy' appearance and the close proximity to neighbouring gardens and subsequent noise pollution.
- Details had not been provided on a replacement for the mooted wooden cladding
- The Planning Inspector's view at the last appeal on the first floor windows and balconies to the north and west elevations being unreasonable should be respected.
- The plans still contained first floor box glass windows which it had been stated were due for removal. It was requested that rear facing first floor windows be obscured for privacy.
- It was requested that clear boundaries to the rear of the scheme be established via survey and the 2m high fence be measured from the adjacent garden to take into account a slope on the site.
- Letters notifying of the Planning Committee meeting had been sent out during school holidays and had not been received by all respondents to the consultation which was undemocratic and a breach of procedure.
- The developers had purchased the neighbouring toilet block leading to concern over the future expansion of the scheme.
- The impact of the scheme on the safety of pedestrians, including pupils from three local schools, using the narrow, one car width, access path had not been fully considered.

Officers affirmed that the first floor box windows should have been removed from the plans and had been included within the report in error. It was also advised that notification letters for the Committee had been sent out inline with procedure including a copy posted to the School. Three representations had been received in response to the current application, two of which did not list an address to send a notification letter to. Officers apologised that the other respondent did not receive a letter.

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

- The improved, high quality design would make a positive contribution to the local area inline with other contemporary schemes approved in the vicinity. Light and ventilation to the building would be improved.
- All windows at first floor level would be low level.
- The revised design was within the envelope of the approved scheme.
- Boundary treatment and fencing would be carefully planned to reduce overlooking.
- A basement impact assessment had been undertaken which identified no impact on surrounding land.
- Residential use was the safest option for the site in terms of risk to pedestrians using the access path

The Committee sought clarification as to whether the approval regarding the access path could be revisited on safety grounds, with objectors now stating it was

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used by three schools. The legal officer advised that neither the principle of the development or the access path could be revisited and that the applicant had a fallback position in being able to revert to the original application or s73 application and which was a material consideration that the Committee had to have regard to.

Cllr Carroll moved a motion that the Committee move on to vote on the substantive recommendation. The motion was not seconded and thereby fell.

In response to questions from the Committee, the applicant confirmed that green roofs would be installed and that proposed wooden cladding had been omitted in favour of a brick finish.

Progress with the adoption of an approved Council policy with regards to basements was questioned. Officers advised that a policy would be going out for consultation shortly. With regards to the application, the basement impact assessment submitted by the applicant had been assessed and approved by the Building Control team.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/0859 be approved subject to conditions.

Applicant's drawing No.(s) 1568.00.00 Rev B, 1568.01.01 Rev B, 1568.01.02 Rev B, 1568.01.03 Rev B, 1568.01.04 Rev B, 1568.01.05 Rev B, 1568.01.06 Rev B, 1568.01.07 Rev B, 1568.01.08 Rev B, 1568.01.09 Rev B

1. The development hereby authorised must be begun not later than the expiration of 11.06.2016, failing which the permission shall be of no effect.
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.
2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 1568.00.00 Rev B, 1568.00.01 Rev B, 1568.00.02 Rev B, 1568.00.03 Rev B, 1568.00.04 Rev B, 1568.00.05 Rev B, 1568.00.06 Rev B, 1568.00.07 Rev B, 1568.00.08 Rev B, 1568.00.09 Rev B.
Reason: To avoid doubt and in the interests of good planning.
3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be implemented in accordance with the approved samples.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

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4. Notwithstanding the details of landscaping referred to in the application, a scheme for hard and soft the landscaping and treatment of the surroundings of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Any planting details approved shall be carried out and implemented in accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any 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 maintained and retained thereafter to the satisfaction of the local planning authority.
Reason: In order for the Local 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.
5. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.
Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.
6. No development shall commence until details of a scheme for the green roofs for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.
Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.
7. No development shall take place until a final scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.
Reason: In order to protect the amenities of the locality and to comply with Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17'Waste Capacity' of The London Plan.
8. Prior to the commencement of development on the site, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following:
 - a. Programme of works with specific information on the timing of deliveries to the site (in specific to show the routeing of traffic around the immediate road network and to ensure that freight and waste deliveries are timed to avoid

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the peak traffic hours and pupil arrival/departure times between 08:30am-09:15am and 02:45pm-03:30pm);

- b. Size of vehicles accessing the site/ lane (in specific a Steward will be required to oversee vehicles over 10 tonnes entering and leaving the site);
- c. Hours of operation;
- d. Storage of plant and materials on site;
- e. Boundary hoarding;
- f. Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- g. Method of prevention of mud being carried onto the highway.

Only the approved details shall be implemented and used during the construction period.

Reasons: To ensure there are no adverse impacts on the amenity of neighbouring properties and to safeguard pedestrian safety consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2015, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

9. 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 in writing by the local planning authority, with reference to the London Code of Construction Practice. Proof of registration that the site or Contractor Company is registered with the Considerate Constructors Scheme must be sent to the local planning authority prior to any works being carried out on the site.

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

10. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order), the dwellings hereby permitted shall not be extended, nor shall any building, structure or enclosure (other than those approved as part of this permission, including the discharge of conditions) be erected within the curtilage of the dwellings.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

11. The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

12. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

13. The dwelling hereby approved shall use best endeavours to achieve Level 4 of

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the Code for Sustainable Homes (or the equivalent replacement standard). No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 (or the equivalent replacement standard) has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2015 and Policies SP0 and SP4 the Haringey Local Plan 2015.

INFORMATIVE - Commercial Environmental health

Prior to demolition 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 - Naming

The new development will require naming. 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 - Waste

The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site in order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London's CIL and Haringey CIL. Based on the Mayor's CIL charging schedule and Haringey's charging schedule and the information given on the plans, the charge will be will be £19,635 (561 sq.m x £35) for Mayoral CIL and the Haringey CIL charge will be £12,190 (46 sqm x £265). This will be collected by Haringey

INFORMATIVE: The applicant shall ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required

PC14. MUSWELL HILL POLICE STATION 115 FORTIS GREEN N2 9HW

The Committee considered a report on the application to grant planning permission for the proposed conversion of the former Police Station to 9 no. residential units. 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 a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The application remained unchanged from that submitted to Planning Committee on 25 March 2015 and which was refused on the grounds of lack of on-

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street parking provision inline with the concerns expressed by the Council's transport team. The applicant had subsequently provided additional data to the transport team regarding parking and the impact on the highway network. The transport team had now withdrawn their objection to the scheme subject to the securing of a package of mitigation measures under the s106 agreement as set out within the report.

Cllrs Berryman and Newton addressed the Committee, Cllr Berryman on behalf of a local resident who was unable to attend the meeting. The following objections were raised:

- The scheme would exacerbate existing parking problems in the vicinity and as such be detrimental to the amenity of local residents.
- The average parking impact generated by the Police Station had been low.
- Nearby streets were generally fully parked despite the building being currently empty.
- The applicant's transport survey was flawed and incorrect including underestimating projections of additional vehicles.
- The proposed affordable housing contribution was derisory.
- The travel plan was voluntary in nature and not capable of being enforced.
- Car capping restrictions would not work with a CPZ not currently in place. Formal consultation on the implementation of a CPZ in the area had yet to be undertaken. Should a CPZ be implemented in the future, restrictions should be placed on the number of permits issued for the scheme.
- Using the busier Hornsey Police Station for reference when attempting to assess historic parking demand associated with Muswell Hill Police Station was unfair.

A representative for the applicant addressed the Committee and outlined the key benefits of the scheme in sensitively bringing a Listed Building back into use and providing new housing. Since the previous refusal, further parking survey work had been carried out and the Council's transport team were now satisfied that the scheme would have nil detrimental impact on parking in the area.

The Council's transport officer further clarified that the previous objection had now been withdrawn on consideration of additional information provided by the Police regarding previous on-street parking demand from the Police Station plus additional parking survey information. Based on this data, it could not be demonstrated that a residential scheme would have a severe impact on on-street parking in the area, irrespective of whether or not a CPZ was instated in the future. Officers were satisfied that the parking surveys undertaken were robust.

The Committee raised concern that the site had been divided into two lots for sale covered by two separate planning applications and the subsequent cumulative impact on parking in the area. Officers provided assurance that the transport team would assess the schemes on a cumulative parking impact basis although the Committee would determine the applications separately. The officer position was that there was sufficient on-street parking capacity in the area for both schemes.

Concern was raised over the robustness of the use of historic data to establish the parking demand associated with the Police Station. Officers advised that the use of historical data in association with current census data was a standard industry approach in assessing demand.

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Clarification was sought on the basis for the calculation of the affordable housing contribution on additional floorspace generated and not all floorspace being that the building was not currently residential. Officers identified that this was inline with current Council policy but that consideration would be given to reviewing this position in the future.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/1576 be approved subject to conditions and subject to a s106 legal agreement.

Applicant's drawing No.(s) 1309_01, 1309_02, 1309_05, 1309_06, 1309_07, 1309_08, 1309_09, 1309_10, 1309_11, 1309_12, 1309_13, 1309_15, 1309_16, 1309_20, 1309_21, 1309_22, 1309_23C, 309_24B, 1309_25B, 1309_26C, 1309_27B, 1309_28B, 1309_29B, 1309_30B & 1309_31A.

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in accordance with the plans (1309_01, 1309_02, 1309_05, 1309_06, 1309_07, 1309_08, 1309_09, 1309_10, 1309_11, 1309_12, 1309_13, 1309_15, 1309_16, 1309_20, 1309_21, 1309_22, 1309_23C, 309_24B, 1309_25B, 1309_26C, 1309_27B, 1309_28B, 1309_29B, 1309_30B & 1309_31A) and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to avoid doubt and in the interests of good planning.
3. No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purpose of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.
4. All new external works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture, including mortar.
Reason: To safeguard the historic fabric and the architectural character and appearance of the building.
5. Any hidden historic features (internal or external) which are revealed during the course of the works shall be retained in situ, work suspended in the

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relevant area of the building with the Local Planning Authority notified immediately. Thereafter where considered necessary provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: To safeguard the historic fabric and the architectural character and appearance of the building.

6. The development hereby permitted shall not commenced until a drawing at a scale of 1:5 is submitted to and approved by the Local Planning Authority showing details of proposed new windows, doors, rooflights along with cills and lentils.

Reason: To safeguard the historic fabric and the architectural character and appearance of the building.

7. Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class H of the Town and Country Planning General Permitted Development Order 2015 [or any Order revoking or re-enacting that Order], no satellite antenna shall be erected or installed on any 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: To safeguard the historic fabric and the architectural character and appearance of the building.

8. No occupation of the flats hereby approved shall be occupied until details for the cycle facilities (17 spaces) have been submitted approved by the Local Planning Authority and thereafter provided in accordance with such detail.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the London Plan.

9. No development shall take place until details of a scheme for installing external lighting within the site, including night-time security lighting and its means of actuation, light spread and average illuminance, have be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved details.

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

10. Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing out Crime Officers, the development shall be carried out in accordance with the agreed details.

Reason: In the interest of creating safer and sustainable communities.

11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in

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writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i) the parking of vehicles of site operatives and visitors; ii) loading and unloading of plant and materials; iii) storage of plant and materials used in constructing the development; iv) the erection and maintenance of any security hoarding including decorative displays and facilities for public viewing, where appropriate; v) wheel washing facilities; vi) measures to control the emission of dust and dirt during construction.

Reason: To safeguard pedestrians, reduce congestion and mitigate any obstruction to the flow of traffic on the local Highways network.

INFORMATIVE:

The applicant is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL and the information given on the plans charge will be £8,820.00 (252 sq.m X £35) and Haringey CIL charge will be £66,780.00 (252 sqm x £265). 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: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:- 8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act

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

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:

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

INFORMATIVE:

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically

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result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

PC15. CAMPSBOURNE INFANT SCHOOL, NIGHTINGALE LANE N8 7AF

The Committee considered a report on the application to grant planning permission for the erection of a 49sqm detached, timber framed, flat roofed outdoor classroom building for D1 educational use. 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. Confirmation was provided that the new structure would be located on an area of existing hardstanding.

[Cllr Doron was outside the room for the start of the officer introduction and as such did not take part in the determination of this application].

The Committee reiterated ongoing concern over the lack of attendance of a representative for the Council in capacity as applicant when the Committee were determining Haringey Council school applications. Officers agreed to write to the education team on this basis to outline the Committee's position and to seek to secure future attendance.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/2074 be approved subject to conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
 2. The development hereby authorised shall be carried out in accordance with the plans (10 - 20 incl) and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity

PC16. STROUD GREEN PRIMARY SCHOOL WOODSTOCK ROAD N4 3EX

The Committee considered a report on the application to grant planning permission

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for improvement works to the Junior School playground including a reduction in the size of ball court, erection of new goal ends and resurfacing, replacement of trim trail with climbing frame, creation of a rain garden, bug walk and seating decks. 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. Clarification was provided that the new fencing to the ball courts would be grey and green and had been selected within regards to the context of the Listed Building and conservation area.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY2015/2085 be approved subject to conditions.

Applicant's drawing No.(s) MO25/L01

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans (Drawing MO25/L01) as approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and to safeguard the architectural character and appearance of this Listed Building.

PC17. UPDATE ON MAJOR PROPOSALS

The Committee considered an update on major planning proposals in the pipeline and raised the following questions:

270-274 West Green Road

Officers updated that this application had now been refused on the basis of the absence of an affordable housing contribution.

Lee Valley technopark

Confirmation was provided that part of the scheme would extend through the Ashley Road depot site.

Hale Village Tower

A revised proposal had been put forward for the tower to be designated residential instead of a hotel. A variation would be required to the s106 agreement and recalculation of the affordable housing contribution. The proposal would come before the Committee at pre application stage.

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	<p>St Lukes An application had been submitted to remove the age related limitation for the co-housing units, a small element of the scheme.</p> <p>2 Canning Crescent Concerns were raised over the potential loss of employment land. Officers noted these concerns and agreed to circulate to the Committee details of how much employment land would be reprovided.</p> <p>GLS depot This was the original application for the Hale Village site and which was still under construction.</p> <p>Dyne House, Highgate School Officers agreed to seek an update on progress with this application from the planning policy team for circulation to the Committee.</p>
PC18.	<p>APPLICATIONS DETERMINED UNDER DELEGATED POWERS</p> <p>The Committee considered an update report on applications determined under delegated powers between 20 June and 23 August 2015.</p> <p>RESOLVED</p> <ul style="list-style-type: none">• That the report be noted.
PC19.	<p>DATE OF NEXT MEETING</p> <p>5 October. A workshop session for all Councillors would be held prior to the start of the Committee meeting to feed into the review of the planning protocol implemented in June 2014.</p>

COUNCILLOR AHMET

Chair