

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON Tuesday, 1st December, 2015, 7pm

PRESENT:

Councillors: Vincent Carroll (Vice-Chair in the Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, James Patterson, James Ryan and Elin Weston

55. FILMING AT MEETINGS

RESOLVED

- That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.

56. APOLOGIES

Apologies for absence were received from Cllrs Ahmet, Doron and Mallett. Cllr Weston submitted apologies for lateness.

57. MINUTES

RESOLVED

- That the minutes of the Planning Committees held on 29 October and 9 November be approved.

58. 3 FORDINGTON ROAD, N6 4TD

The Committee considered a report on the application to grant planning permission for the erection of a part single-storey, part two-storey rear extension. 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.

[19.08 – Cllr Weston entered the room late and as such took no part in determining the application].

A number of objectors addressed the Committee and with the Chair's permission, circulated to the Committee a short document outlining their main objections to the application. The objectors raised the following points in their presentations:

- The application would impact negatively on the views from nos. 1 and 5 Fordington Road as well as privacy from the planned dormer windows and excessive glazing.

- Objections centred on the out of keeping design and the overbearing bulk and height of the extension and not the overall principle of the development.
- The flat roof construction would be out of keeping in a predominantly pitched roof area and the elevations of the extension would breach the building line.
- The considerable number of objections submitted by local residents including the local resident's association had not been given enough weight.
- Construction materials proposed for the extension would not match in with the existing building such as rendered wall finish.
- The appropriate planning process had not been followed in providing sufficient separation between the planning and the certificate of lawfulness applications.

Cllr Newton addressed the Committee as a local ward councillor and raised the following points:

- The design was overbearing
- The extension would have a detrimental impact on neighbouring properties including from its blocky nature at first floor level.
- Concern was raised about the use of precedent within the report to justify the assessment of harm from the application.
- The considerable opposition to the scheme from local residents should be given weight.

The applicant addressed the Committee and raised the following points:

- The scheme was not sited in a Conservation Area
- The modest development was essential to provide the applicant with additional living and bedroom space and make the house more accessible for occupation by a disabled relative.
- The first floor extension would be positioned further away from no. 5 Fordington Road than if works were undertaken under Permitted Development Rights.
- Comments submitted by neighbouring properties had been taken into account in development of the design.
- The scheme would not compromise the amenity of local residents.

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

- Concerns were raised over the bulk and design of the extension. Officers advised that the design was considered acceptable overall as it was not uncommon for modern extensions to older buildings and the impact of the extension had been reduced via design and the provision of a green roof. A rendered wall finish was not uncommon in the area.
- In response to a query regarding the dimensions shown within the document circulated by the objectors, confirmation was provided by one of the objectors that the photo montage had been completed by an architect and was an accurate representation.
- The lack of provision of CGI images of the final design was questioned. Officers advised that their provision could not be required for small household applications.

Officers proposed a revision to condition 3 to replace the current requirement for external materials for the proposed development to match the existing building to a standard condition requiring Council approval of materials to be used to reflect the mixed design to the rear.

The Chair moved the recommendation of the report including the proposed amendment to condition 3 as detailed above and it was

RESOLVED

- That planning application HGY/2015/2567 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: FR/001; FR/002; FR/003; FR/004; FR/005; FR/006; FR/008; FR/009; FR/010; FR/011; FR/012; FR/013; FR/014; FR/015; FR/016; FR/020; FR/021; Photograph Sheet (x2)
Reason: In order to avoid doubt and in the interests of good planning.
 3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.
Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
 4. Before the first occupation of the extension hereby permitted, the flank window in the elevation of the first floor facing 1 Fordington Road shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.
Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

Informatives:

- 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.

- 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 Saturdayand not at all on Sundays and Bank Holidays.
- 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.

59. PARK ROAD SWIMMING POOLS PARK ROAD N8 7JN

This item was deferred to a future meeting.

60. SITE OF FORMER ENGLISH ABRASIVES & CHEMICALS LTD MARSH LANE N17 OXB

The Committee considered a report on the application to grant planning permission for a new build refuse facility on an existing site and associated outbuilding. 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 attention of the Committee was drawn to a tabled addendum setting out a number of amendments to conditions including omission of nos. 20 and 21 and amendments to current conditions 22 and 24.

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

- Assurances were sought that the design would be aesthetically pleasing, despite it being an industrial building. The applicant's representative advised that although the design was functional, efforts had been made to reduce the visual impact of the industrial site, particularly from the Watermead Way sightline, with the inclusion of areas of glazing and broken up elevations and additional tree planting. Overall, the new building would be smaller and less overbearing than the previous and surrounding buildings.
- Concerns were raised over the potential industrial appearance of the proposed new perimeter fencing. Confirmation was provided that the fencing would be constructed of anti-climb, thin wire, with officers advising that this type of fencing was commonly used around schools and was designed not to be visible from a distance.

- Clarification was sought on whether the application would result in displaced parking from the site. It was advised that although the site was currently used for informal parking, the site was designated for employment use.
- In response to a question, confirmation was provided that the pumping house was not within public ownership.
- Concerns were raised over the width of Marsh Lane and the need for widening to facilitate the entrance of industrial vehicles. Officers confirmed that occupation of the development would be restricted under condition 5 until essential highways works were completed including alterations to the existing carriageway in Marsh Lane. These works were currently at an advanced phase.
- Clarification was sought on whether all jobs currently based at the Ashley Road depot would be transferred to the new depot. The applicant confirmed that there would be some additional expansion of operations at the new depot but which would not result in a significant increase in employment numbers to that at the current depot.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/2650 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:
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. Prior to the commencement of construction works a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted for the local authority's approval. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption

to traffic and pedestrians in the surrounding roads is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2011 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.

5. Phase 2 (as set out on plan no. 2743 PL2) of the development shall not be occupied until any essential highway works are complete, the highway works might include, but are not limited to, alterations to the existing carriageway in Marsh Lane (in accordance with the LB Haringey proposed widening scheme for Marsh Lane), footway renewal or construction, access to the Highway (including Watermead Way), amendments to the existing Traffic Management Orders (TMOs) in Marsh Lane and Marigold Road. Any essential highway works will be carried out by the Council at the applicant's expense.
Reason: In the interests of maintaining highway safety and providing for the smooth flow of traffic, as well as minimising parking effects.
6. The development hereby permitted shall not be occupied until such time as a Workplace 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 5 years.
7. The applicant shall provide cycle storage for the secure parking of 24 bicycles within the site, as shown on the plans hereby approved. The cycle parking hereby approved must be in place before the first occupation of the development.
Reason: to ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in the surrounding streets and towards promoting sustainable travel.
8. Prior to the commencement of phase 2 (as set out on plan no. 2743 PL2) of the development, details of the provision for electric vehicle charging points for 5 vehicles and passive provision for a further 5 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of the premises and retained thereafter in perpetuity.
Reason: To provide facilities for Electric Vehicles and to encourage the uptake of electric vehicles consistent with Policy 6.13 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
9. The development hereby permitted shall be built in accordance with the recommendations of the Phase 1 habitat survey and the proposed biological

enhancements installed prior to the occupation of phase 2 of the proposal and retained thereafter in perpetuity.

Reason: To ensure that the development will make a positive contribution to the protection, enhancement, creation and management of biodiversity and protect and enhance the adjoining Site of Importance for Nature Conservation (SINCs) in accordance with London Plan Policies Policy 7.19 and Local Plan Policy SP13.

10. The development hereby permitted shall be built in accordance with the approved renewable energy statement and the energy provision shall be thereafter retained in perpetuity without the prior approval, in writing, of the Local Planning Authority.
Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
11. Evidence that each element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level 'Very good' shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the development.
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.
12. No part of phase 2 (as set out on plan no. 2743 PL2) shall commence until details of a scheme for green and brown roof(s) 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 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.
13. No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

14. Prior to commencement of the development, details of the 2No. 67kW gas-fired boilers must be submitted to evidence that the units to be installed comply with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for developments in Band B.

Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction

15. No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

Reason: To Comply with Policy 7.14 of the London Plan

16. Prior to the commencement of any works the site or Contractor Company is to be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.

Reason: To Comply with Policy 7.14 of the London Plan

17. All plant and machinery to be used at demolition and construction phases is required to meet Stage IIIA of EU Directive 97/68/ EC for both Nox and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/> Proof of registration must be submitted prior to the commencement of any works on site.

18. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To comply with Policy 7.14 of the London Plan and the requirements of the Greater London NRMM LEZ.

19. Before development commences other than for investigative work:

- a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this 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 the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by 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 on site. The investigation must be comprehensive enough to enable:-

a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Reason

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

20. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

21. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

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

- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4)

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

Reason: To protect controlled waters. The site is located in a Source Protection Zone 1 and on a secondary aquifer.

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

Reason: To protect groundwater.

23. No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect groundwater quality. Previous report described in the letter from ESG indicate free phase hydrocarbon contamination is present on the site. A minimum of 3 groundwater monitoring rounds are required to determine groundwater flow direction.

24. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
Reasons: To protect groundwater. No site investigation fully characterises a site. Not all of the site area was accessible during the investigations to date.
25. No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
Reason: To protect groundwater. Infiltrations SUDs/ soakaways that bypass the soil layers are unacceptable they create preferential pathways for contaminants to migrate and cause groundwater pollution.
26. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is not resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
Reason: To protect groundwater quality. Some piling techniques can cause remobilisation of contaminants and/or cause preferential pathways for contaminants to migrate & pollute groundwater.
27. Prior to the occupation of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Planning Authority. The FRMP shall include details of how the design will incorporate elements of resilience to prevent water ingress, protection of key building services (electricity and heating), safe evacuation methods, assembly point, arrangements to relocate guests without recourse to local authority support and an agreed monitoring programme. Thereafter the FRMP shall be implemented.
Reason: To ensure that adequate evacuation arrangements are in place at times of flood in the interests of public safety and to comply with Paragraph 103 of the NPPF and Local Plan SP5.
28. The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- accommodate the location of the existing London Underground structures
- there should be no opening windows facing the LU elevation□
- demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land
- demonstrate that there will at no time be any potential security risk to our railway, property or structures
- accommodate ground movement arising from the construction there of mitigate the effects of noise and vibration arising from the adjoining operations within the structures

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

29. No development shall take place until a detailed surface water drainage scheme for site, which is based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus 30% for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall include details of its maintenance and management after completion and shall subsequently be implemented in accordance with the approved details before the development on Site is occupied. No building or use hereby permitted shall be occupied until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

30. The proposed development shall not be brought into use until measures to avoid unacceptable lightspill beyond the site perimeter have been provided in and approved in writing by the Local Planning Authority and thereafter retained in perpetuity.

Reason: To ensure that the proposal will make a positive contribution to the protection and enhancement of biodiversity in accordance with London Plan Policy 7.19 and Local Plan Policy SP13.

Informatives:

INFORMATIVE: 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 : CIL

Based on the information given on the plans, the Mayoral CIL charge will be £105,980 (3,028 sqm x £35) and the Haringey CIL charge will be £0 (This type of development is charged at a nil rate). This will be collected by Haringey after/should the scheme is/be 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: 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 London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, 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: Thames Water will aim to provide customers with a minum pressure

of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

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

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

INFORMATIVE: With regard to condition 21 the verification report should be prepared with consideration of the EA guidance:

<https://www.gov.uk/government/publications/verification-of-remediation-of-land-contamination> (Note to applicant: the verification report can also support the baseline quality for an Environmental Permit application site condition report).

INFORMATIVE:

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

61. ST LUKES WOODSIDE HOSPITAL WOODSIDE AVENUE N10 3JA

The Committee considered a report on the application to grant planning permission for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379 and an application for a Deed of Variation to the s106 Legal Agreement. 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 subject to the variation of the terms of the original section 106 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 an amendment to condition 1.

An objector addressed the Committee and expressed concern over the proposal to remove the over 55 age restriction to four of the communal housing units, undermining one of the key features of the original scheme. It was considered that the applicant had not made sufficient justification for this change, leading to concern it related solely to the sale price achievable for these units.

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

- The application sought constituted only a minor variation when set against the scale and complexity of the scheme.
- Proposed changes to Roseneath and Norton Lees buildings had arisen as the building design process progressed and aimed to improve their design and character.
- The scheme would remain tenure blind despite proposals for the relocation of 4 affordable housing units to improve their management regime. Affordable housing would remain distributed across the site.
- Changes were sought to current restrictions on the occupation of any market housing until such time as all the affordable housing units were ready for occupation. The application sought to relax this restriction in order to permit occupation linked to completion of the affordable housing units in blocks WB1-3 in order to improve management of the site and cash flow from sales receipts. No amendment would be made to the number of affordable units or delivery timescales.
- Proposed removal of the over 55 age restriction was sought to only 4 units within one block, primarily from concerns about suitability due to location within a three storey terrace building. The units in questions would not be re-categorised as open sale housing units and as such, the applicant would make no financial gain from this change.

The legal officer outlined rewording required to the recommendation set out at point 2.1 within the report. The recommendation to the Committee should be to approve the application subject to a s106 including Heads of Terms as set out on pages 137-138 of the report, plus approval of the proposed changes to the terms of the original s106 agreement attached to the original permission and which would carry forward to the current consent. The Committee noted the amended recommendation.

The Committee sought clarification on the objection made by the Council's Housing Service during the consultation and whether this supported the concerns that the application would result in a reduction in the pepperpotting of affordable housing across the scheme. Officers explained that the objection from the Housing Service was to changes sought to restrictions on the occupation of the market units and not to the relocation of 4 affordable housing units. Planning officers considered proposed changes to the restrictions on occupation to be acceptable to permit the release of funds to allow the scheme to progress. The applicant also affirmed that although permission was being sought for a minor shift in location of a small number of affordable units, they would still remain spread across the site, with the scheme

remaining tenure blind and mixed community. The Head of Development Management identified that the current compromise position reached on the 4 units arose from management issues raised by the applicant due to the pepperpotting of affordable housing under the approved scheme. The Committee sought further clarification from the applicant on why issues with the originally approved pepperpotting scheme had not been raised earlier. It was advised that the issue had arisen as the scheme developed and discussions progressed with two prospective housing providers around the logistics of managing the affordable units and the benefits of locating the units closer together to help management and reduce costs.

Cllr Bevan put forward a motion, seconded by Cllr Weston, to reject the proposed changes under the application to the location of a number of the affordable housing units to allow implementation of the original scheme and thereby retain full pepperpotting as originally approved.

The legal officer advised that the grounds for the rejection of the application set out by Cllr Bevan by virtue of refusal to vary the terms of the original s106 agreement would need to be clearly set out for clarity before any vote on the motion.

The Chair invited Cllr Bevan to reword his motion in the interests of clarity. Cllr Bevan put forward a revised motion to reject the application on the grounds of social inclusion and community cohesion. Cllr Weston seconded the motion. At a vote, the motion was carried and it was

RESOLVED

- That planning application HGY/2015/2344 be refused on the grounds of social inclusion and social cohesion.

62. UPDATE ON MAJOR PROPOSALS

The Committee considered two update reports (one deferred from the last meeting) on major planning proposals in the pipeline.

Cllr Bevan sought updates or made comments on the following applications:

- 44 White Hart Lane: confirmation sought as to whether the site was already being used as a construction compound.
- 2 Canning Crescent: concerns around future affordable housing contribution.
- Infill garage site, 52 Templeton Road: update sought.
- 163 Tottenham Lane: concerns regarding density levels.
- 69 Lawrence Road: uniformity of design proposed to tie in with other new schemes in the vicinity.

Officers agreed to provide feedback to Cllr Bevan via email and to note comments made.

RESOLVED

- That the reports be noted.

63. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered two update reports on applications determined under delegated powers between 21 September-23 October (deferred from the last meeting) and 26 October-20 November 2015.

RESOLVED

- That the reports be noted.

64. DATE OF NEXT MEETING

It was advised that the 8 December Special Planning Committee to determine the Spurs stadium scheme would be rescheduled to allow for more work to be carried out on the application. The new date would be confirmed to the Committee as soon as possible.

CHAIR:

Signed by Chair

Date