

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON Monday, 14th March, 2016, 7pm

PRESENT:

Councillors: Peray Ahmet (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Toni Mallett, James Patterson and Elin Weston

18. FILMING AT MEETINGS

RESOLVED

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

19. APOLOGIES

Apologies for absence were received from Cllr Doron and lateness for Cllrs Ryan and Weston.

20. URGENT BUSINESS

The Clerk advised of the admission of a new item of urgent business, the consideration of the minutes from the Planning Committee on 16 December 2015. The reasons for late submission were due to the length and complexity of the 16 December Planning Committee, the subsequent level of detail required within the minutes and the time taken to gain their appropriate clearance. The current legal advisor to the Committee was also leaving the Council this month and as such would not be available to respond to any legal questions Members might have on the minutes, it being the last ordinary meeting of the month. The minutes required consideration at this ordinary meeting to avoid consideration at a Committee during the Purdah period.

The Chair agreed to take the new item of urgent business under item 11 and adjourned the meeting for 15 minutes to allow the Committee time to read through the minutes.

[7.10pm – 7.25pm – meeting adjourned. During this time, Cllrs Carroll and Weston arrived and joined the Committee].

21. DECLARATIONS OF INTEREST

Cllr Patterson identified in relation to item 9, Alexandra Palace and Park, that he was a member of the Alexandra Palace Statutory Advisory Committee and as such had received a presentation on the Go Ape proposal.

The Chair elected to use her discretion to vary the order of the agenda in order to take the Alexandra Palace and Park item as the first application.

22. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on 16 February be approved.

23. ALEXANDRA PALACE & PARK ALEXANDRA PALACE WAY N22 7AY (DEFERRED FROM 7 MARCH MEETING)

The Committee considered a report on the application to grant planning permission for the construction and operation of a Go Ape high ropes course. 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 four further objections received since the publication of the agenda as well as further information from the National Planning Policy Framework regarding the consideration of ecological impacts.

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

- Plans to develop the lower field were solely due to profitability and at a time when the Park was already experiencing a record number of visitors and events. This was having a negative impact on wildlife as well as neighbouring properties including from parking pressures and an increase in litter and antisocial behaviour in the Park.
- The scheme would have a negative impact on biodiversity linked to the destruction of habitats as identified within the objection from the London Wildlife Trust.
- The application would reduce the amount of free recreational space available for the use of local people and which played an important role in their wellbeing.
- Claims used to justify the removal of the deer park to allow the scheme were not true.
- Overlooking would occur from the 12m high course platforms into the windows of neighbouring properties infringing of their unalienable right to private enjoyment of their homes.
- The research undertaken by Go Ape had not been related specifically to Alexandra Park as it was focussed on current out of town locations.
- Concerns were expressed that the operator would seek to extend their service offer to include the running of forest Segway tours and which would add to noise levels.
- The operation of the course would cause noise disturbance to local residents especially considering the 8am-9pm opening hours, 7 days a week, at a rate of 60 visitors per hour. No controls or redress appeared to be planned to control or manage noise. Doubts were expressed on the impartiality of the noise report carried out on behalf of the applicant.

- The historic Park was grade 2 listed and a designated Site of Importance for Nature Conservation and as such development that would permanently change its character should not be allowed.
- Veteran trees would be damaged by the platforms.
- Plans did not include provision for waste storage or toilets.
- The Park already had insufficient capacity to cater for the additional parking demand generated at the weekends illustrated by having to use a local school for parking for visitors to the farmer's market.
- A large number of objections had been submitted in response to the scheme and there had been no direct consultation with local residents.
- It was commented that it was hoped that determination of the application wasn't a 'done deal' and that the objections from residents would be taken into account.
- Such a rope course should be located in woodland areas and not in a city park adjacent to residential streets.
- It was questioned whether the drive for the application was to generate income for the Council.

Two supporters for the application, the Chief Executive of Alexandra Park and Palace Charitable Trust and a representative for the applicant, addressed the Committee and raised the following points:

- The Park and Palace was held in Trust for the enjoy and use of the public and had offered a range of recreational facilities and events over the years. It was important that the Palace adapted to ensure the sustainable future of such a valuable heritage asset.
- Several commercial activities currently onsite provided critical resources to further the Trust's charitable purposes. These were carefully managed as reflected in the Park's achievement of green flag status and London in Bloom gold award.
- The site selected for the course had established use for recreation, was easily accessible, had parking close by and was suitably distanced from nearby residential properties.
- The course would have minimal impact on the Park and wildlife habitats and that any adverse impacts would be properly mitigated.
- The Go Ape lease would include requirements around litter management and the undertaking of 3 year ecological assessments.
- The proposal would have a low noise impact as supported by independent noise impact assessments undertaken at other Go Ape sites.
- It was in Go Ape's interests to ensure the ecology of the area and health of trees, with an ecology study supporting the activity as being low impact and easily mitigated. An enhancement strategy would also be submitted prior to the start of construction works to take into account the results of the invertebrate survey to be carried out next month.
- The appearance of the area including litter was of commercial importance to the operators, with daily litter picking planned.
- The applicant had experience of operating at 29 other sites. The additional security provided to these sites served as a deterrent to antisocial behaviour.
- Other benefits to the borough included the creation of new jobs, none of which would be based on zero hours contracts, and the provision of a number of free tickets for schools.

The legal officer to the Committee responded to a comment raised by an objector suggesting the outcome of the meeting might already have been decided. He outlined that the Committee sat in capacity as the local planning authority, a distinct and separate entity to that of the local authority or Alexandra Palace and Park Trust, and had the sole responsibility of determining the application. It was also commented that the professionalism and objectivity of the Council's planning officers should not be called into question. The Committee were entitled to disagree with officer advice and recommendations provided this was on sound planning grounds.

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

- Clarification was sought on the objections raised regarding potential overlooking. Officers advised that an assessment had been made based on the height of the poles compared to the distance to the closest residential properties. The closest dwelling was 50m from the course and as such, it was concluded that the scheme would have no significant impact on privacy.
- Comments were sought on the lack of toilet provision within the application. The applicant confirmed that facilities were available within the nearby Palace.
- Plans for future noise monitoring arrangements were questioned. Officers advised that none was proposed at the current time. The noise survey indicated only a 2dB worst case scenario noise increase arising from the operation of the course which was considered acceptable inline with guidance and thereby noise monitoring was not required. The applicant confirmed that the noise survey included noise from people using the course.
- It was commented that there was an error in the report in detailing the Council as the owner of the site and that the distinction had not been made between Council owned and charitable land. The legal officer responded that in terms of the determination of the application, the very technical, legal distinction bore no relevance and that the Council, by virtue of Local Government Act 1972, had a role to play in the charitable trust in any event. The Head of Development Management also added that this issue had been discussed by officers and advised that a legal case had identified the Palace and Park as belonging to the Council because it was in Trust, with many of the trustees Council members. Therefore, in the interests of transparency, as for other applications on Council land, the application had come to Committee for determination despite it falling within officer delegation powers.
- Clarification was sought on any plans for the protection of bats onsite. It was advised that a survey had been undertaken which had identified only one tree with low potential for bat roosting and which would not be included within the course.
- Arrangements for the securing of local jobs was questioned. The applicant advised that the recruitment process would be undertaken through the Council's economic development team to recruit locally and extended wider as necessary.
- Litter management arrangements for the course were questioned. Clarification was provided that under the terms of the lease, the course and surrounding areas would be subject to daily litter picking.
- In response to a question, it was confirmed that the course would not be enclosed by a fenced perimeter, thereby allowing free access underneath, with the towers the only element closed off outside of the hours of operation.
- Clarification was sought on whether any concessionary pricing arrangements would be available. It was advised that national ticket discounts would be applied

such as for NHS staff etc as well as the development of a local discount scheme, the details of which were to be confirmed.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/3141 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. The use hereby permitted shall not be operated before 08:00 hours or after 21:00 hours at anytime.
Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
 4. Should the Go Ape operations cease on site the structures must be removed (and the land restored to its former condition) by or within three months of the cessation of operations.
Reason: To restore the site back to its original appearance, in the interest of a tidy site within this historic park and conservation area, to accord with Local Plan Policy SP12.
 5. No development shall take place until an Ecological Impact Assessment phase 2 survey work for invertebrates has been conducted and a full and detailed mitigation strategy (in accordance with the findings of the survey work and the ecological appraisal report) 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. The mitigation shall include habitats for breeding birds and an educational resource such as interpretation panels and a schools pack highlighting the value of the trees as a habitat.
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.
 6. Go Ape shall commit a named individual to participate in the Jobs for Haringey Initiative by working in partnership with the Assigned Officer to meet the requirements of the Jobs for Haringey Initiative during the operation of the development to ensure that employment and training opportunities including

jobs and apprenticeships arising from the Development post will be available to residents of the administrative area of the Council.

7. Go Ape shall will designate a named contact to liaise with the Haringey Employment and Recruitment Partnership's lead contact to ensure efficient management and supply of local Council residents for employment and training opportunities post Implementation of the Development and the Haringey Employment and Recruitment Partnership will provide and prepare said Council residents for all employment and training opportunities and will be the sole conduit for any recruitment assessment screening testing and application support arrangements.

Reason: In order to ensure that the scheme provides employment opportunities within the Borough and for the local community.

8. The development hereby permitted shall be built in accordance with the Method statement – 'Attaching the Go Ape Course to Trees' and retained and monitored thereafter in perpetuity.

Reason: To ensure that the development will not harm the health or longevity of the existing tree on the site in accordance with Saved UDP (2006) Policy OS17.

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 :

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: All tree works shall be undertaken by a qualified and experienced tree surgery company and to BS 3998:2010 Tree work - Recommendations.

INFORMATIVE: Countryside and Rights of Way Act 2000

The applicant is advised that a tree may provide a habitat for plants and wildlife protected under the Countryside and Rights of Way Act 2000 especially where trees are dead or dying or if works are carried out during the nesting season.

24. UNIT 2 FOUNTAYNE BUSINESS CENTRE, BROAD LANE, N15 4EQ

The Committee considered a report on the application to grant planning permission for the temporary change of use until 31st December 2019 from office (Class B1) to education use (Class D1) together with the development of a new primary entrance, a

new second (mezzanine) floor for education use (Class D1) and 5 No. new roof lights. 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 details of an additional condition and additional representations received since the publication of the agenda.

The Cabinet Member for Economic Development, Social Inclusion and Sustainability addressed the Committee and raised the following comments regarding the application:

- The scheme sat within the wider context of the regeneration of Tottenham Hale, fundamental to which was strong economic and job growth as well as new housing.
- The application was an opportunity for Tottenham and the borough to host a national specialist college to establish a centre of excellence in digital skills and secure the investment of a new campus.
- The site was currently employment land so the change of use to education was appropriate. This was also supported by the good transport links in the area.

The Committee sought clarification on the construction of the entrance way. The applicant confirmed that this would be built out of a hard plastic lit from behind and which would be visually appealing.

The Committee raised concerns regarding the impact of the scheme on parking in the area. Officers advised that the applicant had produced a transport survey to support the application and which identified that there would be reduction in the number of vehicular trips and impact on the road network compared to the current use. Officers considered that the retention of the existing allocated 28 car parking spaces for teachers and visitor use was too high considering the high public transport accessibility of the site but could not object to their use as existing spaces. The applicant would be required to submit a parking management plan as part of the travel plan to seek to maximise the use of public transport by users of the college.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2016/0425 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:

0180(L)200; 0180(L)201; 0180(L)202; 0180(L)205; 0180(L)206; 0180(L)210; 0180(L)211; 0180(L)212; 0180(L)220; 0180(L)230; 0180(L)231; 0180(L)232; Design and Access Statement (January 2016); Flood Risk and Drainage Statement; Transport Statement (January 2016); Framework Travel Plan (January 2016); Planning Statement (February 2016); Sustainability Statement
Reason: In order to avoid doubt and in the interests of good planning.

3. This permission shall be for a limited period expiring on 31 December 2019 when the use hereby approved shall be discontinued and determined and the use of the building reinstated.

Reason: In order to enable the site's use to revert to commercial use following the end of the education requirement.

4. Notwithstanding the information submitted with this application, no development shall take place, except internal stripping out works, 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.

5. Evidence that 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.

6. 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.

7. The use shall not commence until details of a travel plan showing how patrons will access the site by more sustainable transport modes has been submitted to and approved in writing by the local planning authority. The plan must show measures that will be used to promote more sustainable modes of transport and how such measures will be managed once the development has been first implemented, and must include the following:

a) The school must appointment a travel plan co-ordinator to monitor the travel plan initiatives annually.

b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables.

c) The developer is required to pay a sum of £3,000 (three thousand pounds) for monitoring, and this must be secured by a written agreement.

d) The applicant will be required to submit a parking management plan which includes details of how the car parking spaces will be allocated, and include details on how car parking will be restricted in order to maximise the use of public transport.

The approved travel plan shall be implemented prior to first occupation of the development hereby permitted.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development.

8. Prior to the commencement of development, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Eastern Road 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: To reduce congestion and mitigate any obstruction to the flow of traffic on the Transportation network.

9. Prior to the commencement of the use hereby approved, a Delivery and Service Plan (DSP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. Details of which must include a waste management plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service and must ensure that bins are provide within the required carrying distances on a waste collection day.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation

10. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 56 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport.

Informatives:

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.

25. RAGLAN HALL HOTEL 8-12 QUEENS AVENUE N10 3NR

The Committee considered a report on the application to grant planning permission for the change of use of property from hotel (C1) to residential (C3), to provide 8 x 1 bed, 8 x 2 bed and 2 x 3 bed flats, with basement car park and external alterations. 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 a s106 Legal Agreement.

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

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

- Clarification was sought on cycle storage arrangements. It was confirmed that 28 spaces would be provided within the basement which was considered acceptable.
- In response to a question, confirmation was provided that the access ramp to the car parking in the basement would be lit and would also provide pedestrian access to the area. In response to a follow on question regarding the allocation of parking spaces, the applicant advised that priority would be given to the larger family units plus one space designated for disabled parking.
- The Committee sought assurances on the affordable housing contribution proposed. Officers advised that the viability assessment had been independently assessed and which supported that the level proposed was the maximum reasonable for the scheme.

It was requested that an additional condition be added to the permission to restrict the future installation of satellite dishes to the scheme.

The Chair moved the recommendation of the report, including the additional condition covering satellite dishes, and it was

RESOLVED

- That planning application HGY/2015/3730 be approved subject to conditions and subject to a s106 Legal Agreement.
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:
RH-0813-001, RH-0813-001 Rev R1, RH-0813-002 Rev R2, QA-AS01, QA-AG00, QA-AG01C, QA-AG0C, QA-AG03D, QA-AG04C, QA-AS04, QA-AS05, QA-AS06 Transport Statement dated 16 November 2015 prepared by Safeland plc Transport, Planning Statement dated December 2015 prepared by GL

Hearn, Design and Access Statement Revision A prepared by Awards Projects Ltd, Raglan Hall Accommodation Schedule, Consultation Statement dated 6 December 2015 prepared by GL Hearn

Reason: In order 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 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, window frames and balcony frames, combined with a schedule of the exact product references. The development shall thereafter 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.

4. Details of the proposed boundary treatment including bin and cycle enclosure shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development above ground. 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.

5. 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 (specify) 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.

6. No development shall commence until details of a scheme for a "vegetated" or "green" 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

7. An Energy Strategy will be submitted to and approved in writing by the Local Planning Authority prior to commencement of construction works on site. This strategy shall deliver no less than a 35% of on-site total CO₂ reduction in

comparison with total emissions from a building which complies with Building Regulations 2013.

Should the 35% target not be able to be achieved on site through energy measures (a mixture of lean, clean and green measures), then any shortfall should be offset at the cost of £2,700 per tonne of carbon.

The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. And the development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.

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.

- 8 No development shall take place until details of a travel plan showing how patrons will access the site by more sustainable transport modes has been submitted to and approved in writing by the local planning authority. The plan must show measures that will be used to promote more sustainable modes of transport and how such measures will be managed once the development has been first implemented. The approved travel plan shall be implemented prior to first occupation of the development hereby permitted.

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.

- 9 No development shall take place until a detailed 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 Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

- 10 No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

- 11 Full details of Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site to be submitted to and approved in writing by the local planning authority.. The plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Queens Avenue, Fortis Green, Muswell Hill Broadway and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.
- 12 A full Basement Impact Assessment to be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the details approved
Reason: To determine whether any water courses etc will be affected by the works and to determine that the construction works will be carried out without undue effects on the remaining and neighbouring buildings.
13. Details of ventilation for the car park to be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the details approved
Reason: As the whole structure of the car park is below ground level
14. Before the development hereby permitted is commenced a plan showing a 1.8 metre high privacy screen along the side of the balconies/terraces to the rear shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the BALCONY/TERRACE AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.
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:

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 £70,678.839 (1731.9sqm x £35 x 1.166) and the Haringey CIL charge will be £458,935 (1731.9 sqm x £265). 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 : 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: Asbestos containing materials may be present within the fabric of the building

26. 624 HIGH ROAD N17 9TL

The Committee considered a report on the application to grant permission for the minor material amendment to planning permission HGY/2009/1532 for (42 mixed tenure residential units and 1 commercial unit) for reconfiguration of the proposed units; changes to mix and tenure; reconfigured and relocated entrance arrangement; design changes to the frontage; relocated refuse storage; omission of green roof and revised energy strategy; increased top floor terraces and removal of planter; window pattern, entrance canopy and rear stone surround amendments. 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 sec. 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 circulated which contained additional information for consideration.

The Head of Development Management provided further clarification to the Committee on the application. It was advised that the scheme had been substantially built by a previous developer who had gone bankrupt but not in accordance with approved plans. Officers had therefore taken a pragmatic approach in working with the new developer to make the scheme acceptable and bring forward the occupation of the residential units already constructed. A reduction in the number of affordable housing units on site had been agreed as a variation application in 2012, primarily due to the loss of grant funding. The current application sought a revision to the affordable housing mix to intermediate shared ownership units at the steer of the Council's housing team as there was high demand for these units in the area. Assurance was provided that a review mechanism would be contained within the s106 Legal Agreement should there be an uplift in sale price of the open market units.

The legal advisor to the Committee outlined to the Committee that the s73 variation application constituted a new planning permission and as such would require a new s106 Legal Agreement.

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

- Clarification was sought on the offset carbon reduction contribution and how this would be used. Officers advised that it was not possible to secure the currently required 35% reduction as the scheme was approved and implemented under 2010 Building Regulations which set out a 25% carbon reduction requirement in conjunction with the limitations of the building. The offset contribution provided would go into a fund to be used by the Council with proposals for application currently being developed including potentially contributing to energy upgrades to Council housing stock, bringing forward district energy systems etc.
- Concerns were raised over the proposed extensive use of render to the building and the potential for this to discolour and deteriorate due to poor maintenance and quality of material used over time. Assurances were provided by officers that the level of render had been reduced as far as possible and that details of the type of render to be used had been provided to the design officer. The material would be anti-cracking, require minimal maintenance and under warranty covering the colour and quality.
- The Committee noted that 8 of the units did not meet London Plan space standards. It was advised that the scheme was constructed before the standards applied but that the Council had sought to maximise the number of units meeting the standards as far as practicable.

It was requested that an additional condition be imposed to restrict the installation of satellite dishes to the development.

The Chair moved the recommendation of the report including the imposition of an additional condition covering the installation of satellite dishes, and it was

RESOLVED

- That planning application HGY/2015/3102 be approved subject to conditions and subject to s106 Legal Agreement

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:

PL-02 Rev P2; PL-03 Rev P2; PL-05 Rev P2; PL-06 Rev P2; PL-07 Rev P2; PL-11 Rev P2; PL-13 Rev P1; PL-20 Rev P2; PL-21 Rev P2; PL-22 Rev P2; and PL-01 Rev P4; PL-04 Rev P3; PL-10 Rev P4; PL-12 Rev P2; PL-30 Rev P2; PL-31 Rev P2; PL-32 Rev P2; PL-33 Rev P2; PL-34 Rev P2; PL-35 Rev P2; PL-36 Rev P2; PL-37 Rev P2; PL-40 Rev P1.

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

3. Samples of all materials to be used for the external surfaces including balconies of the development 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, windows and a roofing material sample combined with a schedule of the exact product references.

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 and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and 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.

5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. All homes within the Development shall be constructed to 'Lifetime Homes' standards, unless otherwise agreed in writing by the Local Planning Authority. Where compliance cannot be met with regards specifically to units within the hereby approved converted buildings, details as to why and evidence that best endeavours have been undertaken to achieve 'Lifetime Homes' standards shall be submitted to, and approved in writing by the Local Planning Authority, prior to the first occupation of the non-complying unit.

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

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

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

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

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

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

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

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 :

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: 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 minimum 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.

27. NEW ITEMS OF URGENT BUSINESS

The consideration of the minutes from the Planning Committee on 16 December 2015 had been added as an item of urgent business under item 3 of the agenda.

RESOLVED

- That the minutes of the Planning Committee held on 16 December 2015 be approved.

28. DATE OF NEXT MEETING

16 March - pre-application briefings.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date