

# **MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 10TH APRIL, 2017**

## **PRESENT:**

**Councillors: Natan Doron (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Toni Mallett, Peter Mitchell, James Patterson and Ann Waters**

### **15. FILMING AT MEETINGS**

Noted.

### **16. APOLOGIES**

Apologies for absence were received from Councillor Jennifer Mann.

### **17. URGENT BUSINESS**

The Chair drew the Committee's attention to the omission of the standing planning protocol item from the agenda. Copies of the planning protocol summary document were available to members of the public present at the meeting.

### **18. DECLARATIONS OF INTEREST**

None.

### **19. MINUTES**

**RESOLVED** that the minutes of the Planning Committee held on 13 March 2017 be approved.

### **20. PLANNING APPLICATIONS**

Noted.

### **21. 1 STATION SQUARE, STATION ROAD, N17 9JZ**

The Committee considered a report on the application to grant planning permission for the demolition of existing buildings and erection of a building providing 434 sq.m. (GEA) of commercial floorspace (Class A1/A3), 128 residential units (117 shared ownership units) (Class C3), landscaped amenity space, cycle parking and all structural and associated works.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- The proposal on waste management had changed to increase the size of the bin store, following the objections made by the Waste Management Team.
- Wind modelling had been carried out on the initial development, however once other developments were in place, the conditions would likely improve.
- In relation to wheelchair access, the site had step free access and was easily connected to Tottenham Hale station, which was an accessible station.
- The s106 money available for use in Down Lane Park would be used on a number of different projects identified in the green open space strategy.
- The site was not in a Controlled Parking Zone, but the surrounding areas were, and it was expected that a large proportion of residents would use public transport. There would be a large loading bay on Station Road and Hale Road, and this could be used by delivery vehicles accessing the site.
- Bike parking was provided on the 1<sup>st</sup> and 2<sup>nd</sup> floor, using a two tiered parking system.
- The architects had met with the Quality Review Panel on three occasions and had significantly changed and sculpted the scheme through this process. The site was a challenging one, however, the architects did not feel that the scheme had been constrained due to this.

The Chair moved the recommendation and following a vote, it was

## **RESOLVED**

- i) That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 and Legal Agreement providing for the obligations set out in the Heads of Terms below.
- ii) That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 10<sup>th</sup> July 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- iii) That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.

## Conditions

### 1) Three Year Expiry (HGY Development Management)

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) Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawing nos: Site Location Plan 1711-G100-XP-AL-001; Site Plan – Existing 1711-G100-XP-AL-002; Site Plan - Proposed 1711-G100-P-AL-001; Proposed Ground Floor Plan 1711-G200-P-00-001; Proposed Mezzanine Floor Plan 1711-G200-P-M1-001; Proposed First Floor Plan 1711-G200-P-01-001; Proposed Second Floor Plan (Typical 02-06) 1711-G200-P-02-001; Proposed Seventh Floor Plan 1711-G200-P-07-001; Proposed Eighth Floor Plan 1711-G200-P-08-001; Proposed Ninth Floor Plan (Typical 09-19) 1711-G200-P-09-001; Proposed Twentieth Floor Plan (Typical 20-21) 1711-G200-P-20-001; Proposed Roof Floor Plan 1711-G200-P-RF-001; Proposed Section AA 1711-G200-S-AA-001; Proposed Section BB 1711-G200-S-BB-001; Proposed Section CC 1711-G200-S-CC-001; Proposed Section DD 1711-G200-S-DD-001; Proposed Section EE 1711-G200-S-EE-001; Proposed Section FF 1711-G200-S-FF-001; Existing North East Elevation 1711-G200-XE-NE-001; Existing East Elevation 1711-G200-XE-E-001; Existing South-East Elevation 1711-G200-XE-SE-001; Proposed North East Elevation 1711-G200-E-NE-001; Proposed East Elevation 1711-G200-E-E-001; Proposed South East Elevation 1711-G200-E-SE-001; Proposed South West Elevation 1711-G200-E-SW-001; Proposed South Elevation 1711-G200-E-S-001; Details of North East Elevation 1711-G251-D-TY-001 P8/9 12351979v1; Details of South East Elevation 1711-G251-D-TY-002 Bridging Foundation Over Tunnels 143292-RDG-XX-FN-PL-S-2005 Bridging Foundation Sections 143292-RDG-XX-XX-SE-S-2006

The approved documents comprise:

Planning Statement; prepared by NLP; Design and Access Statement, prepared by John McAslan + Partners; Flood Risk Assessment and Outline Drainage Strategy, prepared by Ramboll; Preliminary Risk Assessment, prepared by Ramboll Environ; Noise Impact Assessment, prepared by Ramboll Environ; Air Quality Assessment, prepared by Ramboll Environ; Environmental Wind Assessment, prepared by Ramboll Environ; Historic Environment Assessment, prepared by Ramboll Environ; Statement of Community Involvement, prepared by Belgrave Communications; Transport Assessment, prepared by WSP Parsons Brinckerhoff; Residential Travel Plan, prepared by WSP Parsons Brinckerhoff; Construction Logistics Plan, prepared by WSP Parsons Brinckerhoff; Delivery and Servicing Plan, prepared by WSP Parsons Brinckerhoff; Daylight Sunlight Assessment, prepared by NLP; Heritage, Townscape and Visual Impact Assessment, prepared by NLP; and Sustainable Design, Energy and Construction Statement, prepared by WSP Parsons, Consultation Response prepared by NLP (Parts 1 and 2), Wind and Microclimate report prepared by RWDI.

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission

indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the Approved details and in the interests of amenity.

3) Materials Samples (LBH Development Management)

Prior to the commencement of the development (excepting demolition works) and notwithstanding the information submitted with this application, precise details of the external materials to be used in connection with the development hereby permitted shall 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. The details shall include samples of the type and shade of cladding, window frames and balcony frames, sample panels and brick types and a roofing material sample combined with a schedule of the exact product references.

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

4) Confirmation of Site Levels (HGY Development Management)

Prior to the commencement of the development (excepting demolition works) details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority.

The development shall be built in accordance with the approved details.

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

5) Hard and Soft Landscaping (LBH Development Management)

Prior to the commencement of the development (accepting demolition works), full details of both hard and soft landscape works shall be submitted to and approved by the Local Planning Authority.

Details of hard landscaping works shall include:

- hard surfacing materials
- minor artefacts and structures (eg. furniture, refuse or other storage units, signs, lighting etc.)
- bat/bird boxes
- proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc) including details of the re-located sub-station on the site.

Details of soft landscape works shall include:

- planting plans (for both amenity areas)
- a full schedule of species of new trees and shrubs proposed to be planted
- 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; and
- an implementation programme.

The hard and soft landscaping shall be constructed in accordance with the approved details. The approved soft landscaping details shall be implemented in the first planting and seeding season following the occupation of the approved development. The approved hard landscaping details shall be implemented within 3 months of the residential occupation of the development.

Reason: to protect the amenity of the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

6) Landscaping – Replacement of Trees and Plants (LBH Development Management)

Any tree or plant on the development (including roof top and first floor amenity areas) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.

Reason: to protect the amenity of the locality.

7) Drainage Strategy (Thames Water)

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted in writing to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

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

The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

8) Impact Piling Method Statement (Thames Water)

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water, London Underground Limited and Transport for London. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

9) Bridging Structure Supplementary Statement - (LBH Development Management)

Prior to the commencement of the development (excluding demolition) a statement detailing the technical feasibility of the bridging structure over the Victoria Line Underground tunnel in relation to any future District Energy Network (DEN) and utility infrastructure to and from and in the vicinity of the application site shall be submitted to and approved by the Local Planning Authority. The statement shall be authored by a suitably qualified person. The cost of third party assessment of any supplementary statement shall be borne by the applicant.

Reason: to ensure the development proposal contributes to the provision and use of Decentralised Energy network infrastructure and utility provision in the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

10) Land Contamination – Part A and B (LBH Environmental Services and Community Safety)

A) Before development commences other than for investigative work:

Using the information from the Preliminary Risk Assessment (UK18-23523) submitted with the planning application by Ramboll Environ, a site investigation shall be designed for the site. 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.

B) 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.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

11) Land Contamination – Part C (LBH Environmental Services and Community Safety)

C) 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.

12) Details of Flood Risk Attenuation Measures – (LBH Development Management)

Prior to the commencement of the development full details of attenuation infrastructure shall be submitted in writing to and for approved by the Local Planning Authority. The attenuation measures shall demonstrate compliance with relevant London Plan standards in relation to greenfield run off rates. The approved details shall be implemented as approved and maintained thereafter.

Reason: To mitigate flood risk. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

13) Drainage (LBH Senior Drainage Engineer)

The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

14) Ultra Low NOx Boilers - Product Specification and Dry NOx Emissions Details (LBH Environmental Services and Community Safety)

Prior to the installation of any Ultra Low NOx boilers for space heating and domestic hot water on the application site, details of the relevant boiler's product specification and dry NOx emissions shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate dry NOx emissions not exceeding 31 mg/kWh @0% O<sub>2</sub> in conformity with the approved document Air Quality Assessment (Ramboll Environ UK18-23523). The boilers shall be installed in accordance with approved details and maintained thereafter.

Reason: To protect local air quality

15) CHP and Associated Infrastructure Detail (LBH Carbon Management)

Prior to the commencement of the development, details of the Combined Heat and Power (CHP) facility and associated infrastructure shall be submitted in writing to and for approval by the Local Planning Authority.



The details shall include:

- a) location of the energy centre;
- b) specification of equipment;
- c) flue arrangement;
- d) operation/management strategy; and
- e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)

The Combined Heat and Power facility and infrastructure shall be constructed in accordance with the details approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

16) CHP Emissions Level Details – (LBH Environmental Services and Community Safety)

Prior to commencement of the development (excluding demolition), details of the Combined Heat and Power (CHP) unit shall be submitted in writing to and for approval by the Local Planning Authority. The details shall 1) demonstrate the installed unit will have dry NO<sub>x</sub> emissions not exceeding 10mg/m<sup>3</sup> @5% O<sub>2</sub> in conformity with the emissions levels set out in the approved document Air Quality Assessment (Ramboll Environ UK18-23523) and 2) include the submission of a CHP Information Form. The relevant unit shall be installed in conformity with the approved details and maintained thereafter.

Reason: To protect local air quality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

17) Development in Conformity with Energy Statement (LBH Development Management)

The development hereby approved shall be constructed and delivered to the U-values set out in the approved document Sustainable Design, Energy and Construction Statement prepared by WSP Parsons Brinckerhoff dated November 2016 and the development shall achieve the agreed carbon reduction of 8.9% beyond Building Regulations 2013

Reason: to mitigate the impacts of climate change.

18) Details Roof Top PV Panels (LBH Development Management)

Prior to the occupation of the development for residential purposes, details of the layout and specification of the PV solar panel installation hereby approved shall be submitted in writing to and approved by the Local Planning Authority. The installation shall be constructed in accordance with the approved details and maintained thereafter.

Reason: To address climate change.

19) External Solar Shading and Passive Ventilation Study (LBH Development Management)

Prior to the commencement of any superstructure work on the building hereby approved, an external solar shading and passive ventilation study shall be submitted in writing to and for approval by the Local Planning Authority. The study shall include design measures to ensure the risk of overheating is low and adaptation to higher temperatures is included. The details shall be implemented as approved and shall be maintained there after.

To ensure sustainable development and mitigate the impacts of climate change.

20) Details of AQDMP – (LBH Environmental Services and Community Safety)

Prior to the commencement of the development (excepting demolition), an Air Quality and Dust Management Plan (AQDMP) shall be submitted in writing to and for approval by the Local Planning Authority. The (AQDMP) shall be in accordance with the GLA SPG Dust and Emissions Control and include a Dust Risk Assessment. The plan shall be implemented as approved and maintained for the duration of the construction phase of the development.

Reason: to protect local amenity.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

21) Plant and Machinery - EU Directives (LBH Environmental Services and Community Safety)

All plant and machinery to be used during the demolition and construction phases shall meet Stage IIIA of EU Directive 97/68/ EC for both NO<sub>x</sub> and PM.

Reason: to protect local air quality

22) Registration of NRMM - (LBH Environmental Services and Community Safety)

Prior to the commencement of development (excepting demolition), all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall have been registered at <http://nrmm.london/> and proof of registration shall be submitted to the Local Planning Authority.

Reason: to protect local air quality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

23) Revised Air Quality Assessment (LBH Environmental Health)

Prior to the commencement of the development, a revised air quality assessment shall be submitted in writing to and for approval by the Local Planning Authority. The revised assessment shall propose details of a mechanical ventilation and/or filtration system for the development to mitigate air quality impacts. The development shall be constructed in accordance with the approved details, and maintained thereafter.

Reason: To mitigate air quality impacts

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

24) NRMM Inventory and Documentation Availability (LBH Environmental Services and Community Safety)

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

Reason: to protect local air quality

25) Details of Noise Mitigation Measures (LBH Development Management)

Prior to the commencement of the development (excepting demolition), an updated Noise and Vibration Assessment proposing details of mitigation measures to demonstrate compliance with relevant British Standards and in general conformity with the approved document Noise and Vibration Assessment (Prepared by Ramboll Environ dated November 2016) shall be submitted in writing to and approved by the Local Planning Authority. The mitigation measures shall be installed in accordance with approved details prior to the occupation of the development for residential purposes and maintained thereafter.

Reason: To mitigate the impact of external noise on the residential units hereby approved.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

26) Wheelchair Dwellings (LBH Development Management)

At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) in conformity with Design and Access Statement, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure inclusive and accessible development

27) Accessible & Adaptable Dwellings

All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure inclusive and accessible development

28) Updated Waste Management Scheme (LBH Environmental Services and Community Safety)

Prior to the commencement of any superstructure works on the approved building, and notwithstanding the approved Delivery and Servicing Plan

(Prepared by WSP Parsons Brinckerhoff dated November 2016) details of an updated scheme setting out the collection and storage of waste and recycled materials shall be submitted in writing to and for approval by the Local Planning Authority.

The updated scheme shall address:

- 1) Waste and recycling collection frequency, following liaison with Haringey's Waste Management Team and Veolia (Haringey's waste service provider)
- 2) The cost implications of collection frequency to future occupiers
- 3) The management of waste on site, including bin rotation and storage layout
- 4) The collection storage area on Station Road

The details shall be implemented as approved prior to the occupation of the development for residential purposes, and maintained thereafter.

Reason: to protect the amenity of the locality.

29) Cycle Parking Details (Transport for London + LBH Transportation)

Prior to any superstructure works on the approved building, details of arrangements for cycle storage (including means of enclosure for the storage area and the bicycle stairway and trough system) shall be submitted to, and approved in writing by, the Local Planning Authority and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction.

Reason: To ensure that adequate cycle storage facilities are provided and promote sustainable travel.

30) Construction Traffic in accordance with Construction Management Plan (LBH Transportation)

All construction traffic (including HGV movement) shall be managed in accordance with the approved document Construction Logistics Plan prepared by WSP Parsons Brinckerhoff dated November 2016 unless otherwise agreed in writing with the local planning authority.

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

31) Updated Servicing and Delivery Plan (SDP) (LBH Transportation)

Prior to any superstructure works on the approved building and notwithstanding the approved document Delivery and Servicing Plan

Prepared by WSP Parsons Brinckerhoff dated November 2016, an updated Servicing and Delivery Plan (SDP) shall be submitted in writing to and for approval by the Local Planning Authority.

The updated SDP shall demonstrate, following liaison with Transport for London:

- 1) The feasibility of the long term use of the existing Hale Road layby for commercial and residential servicing for the development AND proposed full details of servicing and deliveries via the relevant laybys OR
- 2) Full details of all commercial and residential servicing by way of the layby on Station Road.

The scheme shall also demonstrate that delivery vehicle movements are planned and coordinated to avoid the AM and PM peak travel periods. The updated SDP shall be implemented as approved and maintained thereafter.

Reason: To ensure servicing and reduce traffic and congestion on the transportation and highways network.

32) Disabled Parking Study (LBH Transportation)

Prior to any superstructure works on the approved building, A disabled parking demand study shall be submitted in writing to and approved by the Local Planning Authority. The study shall demonstrate that level of provision of 3 disabled parking spaces on Station Road is sufficient to meet the demand generated by both the adjacent hotel and the development hereby approved. The study shall propose alternative offsite provision in the event of provision is insufficient.

Reason: to ensure the delivery accessible parking

33) Details of Central Dish/Receiving System (LBH Development Management)

Prior to the occupation of the development, details of a Central Satellite Dish/Receiving System for the residential units hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

Reason: to protect the amenity of the locality.

34) Individual Satellite dishes or television antennas precluded (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of the development is precluded, excepting the approved central dish/receiving system noted in the condition above.

Reason: to protect the amenity of the locality.

35) Facade Improvement Scheme (LBH Development Management)

Prior to the residential occupation of the development, details of a facade scheme to improve the building elevation above the Premier Inn shall be submitted in writing to and for approval by the Local Planning Authority. The details shall include provision for improvements to this facade that incorporate way finding to Tottenham Hale. The scheme shall be implemented as approved prior to the residential occupation of the development and maintained thereafter.

Reason: to ensure a high quality public realm.

36) Retention of Architects

The existing architects or other such architects as approved in writing by the Local Authority acting reasonably shall undertake the detailed design of the project.

Reason: In order to retain the design quality 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.

## INFORMATIVES

1) Working with the Applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, the London Borough of Haringey has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to foster the delivery of sustainable development in a positive and proactive manner.

2) Community Infrastructure Levy (LBH Development Management)

INFORMATIVE: The Community Infrastructure Levy 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.

3) Hours of Construction Work (LBH Development Management)

INFORMATIVE: 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.

4) Party Wall Act (LBH Development Management)

INFORMATIVE: 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.

5) Requirement for Groundwater Risk Management Permit (Thames Water)

INFORMATIVE: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."

6) Attenuation of Storm Flows. Combined Sewer drain to nearest manhole. Connection for removal of ground water precluded. Approval required for discharge to public sewer. (Thames Water)

INFORMATIVE: 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. The contact number is 0800 009 3921.

7) Public Sewer Crossing – Approval required for building, extension or underpinning within 3 metres. (Thames Water).

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 for extensions to existing buildings. The applicant is advised to visit [thameswater.co.uk/buildover](http://thameswater.co.uk/buildover).

8) Water Main Crossing Diversion (Thames Water)

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.

9) Minimum Pressure and Flow Rate from Pipes (Thames Water)

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.

10) Responsibility to Dispose of Commercial Waste (LBH Neighbourhood Action Team)

INFORMATIVE: Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.



11) Asbestos Survey (LBH Environmental Services and Community Safety)

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

12) New Development Naming (LBH Transportation)

INFORMATIVE: The new development will require naming. The applicant should contact LBH Local Land Charges at least six weeks before the development is occupied on 020 8489 5573 to arrange for the allocation of a suitable address.

13) Environment Agency – Additional Advice (Environment Agency)

INFORMATIVE: The Environment Agency has provided advice to the applicant in respect of Ground Water Protection and Land Affected by Contamination. This advice is available on the Council's website using the application reference number

**Section 106 Heads of Terms:**

Affordable Housing

- 1) 117 shared ownership units to remain affordable until and unless affordable occupiers staircase to 100% outright ownership
- 2) Time Limited marketing the scheme, for a period of six months, to persons who live or are employed in Haringey with gross household incomes below £60,000 pa.
- 3) Occupation restriction (market housing) until affordable units transferred to a Registered Provider.
- 4) Recycling of the GLA grant funding of £28k/unit within the Haringey Local Authority area

Local Skills and Training

- 5) Local Labour and Training During Construction (Obligation to seek targeted approach to on-site labour by way of an employment skills plan to ensure not less than 20% of those employed are local residents.
- 6) End User Skills Training (**£29,000 Contribution**) Haringey Employment and Recruitment Partnership's activities to offer employability and vocational skills training targeted at Haringey residents for the purpose of facilitating their access to end use employment opportunities. Payable upon implementation of the development.

Transportation

- 7) Car Free Development – Future Occupiers not eligible for parking permits in any future CPZ.
- 8) Cycle Parking contribution - 4 spaces in the vicinity of the site. (**£500 Contribution**). Payable upon implementation of the development.
- 9) Updated Residential and Commercial Travel Plan
  - a) Travel Plan Coordinator
  - b) Provision of Transport Welcome Packs
  - c) 1 Year Free Car Club Membership and £50 credit voucher to each approved unit in a car club in the vicinity of the site.
  - d) **£3000 Contribution per travel plan** toward Travel Plan monitoring

#### Public Realm

- 10) Station Road Public Realm Enhancements (**£94,000 Contribution**) – In line with Tottenham Hale District Centre Framework Streets and Spaces strategy. Payable upon implementation of the development.
- 11) Leisure facilities and soft landscaping improvements as part of the third package of installations to facilitate residential access to Down Lane Park (**£225,000 Contribution**). Payable upon implementation of the development.

#### Binding Interest

- 12) Obligation to bind the applicant's equitable interest in the land with an obligation to bind the legal interest simultaneously upon acquisition of the development site.

#### Wind Mitigation

- 13) Obligations to incorporate further wind mitigation measures in response to an updated wind assessment as required by condition and modify the scheme if required. The wind assessment to be completed prior to works commencing on site as per relevant planning condition.

#### Energy Plan

- 14) Obligation to provide an energy plan addressing whether a carbon offset payment is required when details around energy provision are discharged.

#### Considerate Constructor

- 15) Obligation to register with the scheme during the construction and demolition phase of the development
- 16) Off Site Highway Improvement Works
  - 1) Lengthen the exiting lay-by on Hale Road

- 2) Site Clearance
- 3) Drainage
- 4) Earthworks
- 5) Pavements
- 6) Traffic Signs and Street Furniture
- 7) Kerb and Footway
- 8) Street Furniture
- 9) Uplift for works on traffic sensitive street
- 10) TMO / CPZ changes
- 11) Contingency and Fees

Total off site highway contribution of **£49,002** payable upon implementation of the development.

- iv) That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning permission be refused for the following reasons:
  - i. In the absence of a legal agreement securing 1) the provision of on-site affordable housing 2) a viability review mechanism 3) marketing of the scheme to local residents on targeted incomes, and 4) the recycling of grant funding, the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. The scheme would not make full use of Haringey's capacity for housing to meet targeted delivery of required homes. As such, the proposal is contrary to London Plan Policies 3.9, 3.11 and 3.12, Strategic Policy SP2, and emerging DPD Policies DM 11 and DM 13, and emerging Policies AAP3 and TH4.
  - ii. In the absence of a legal agreement securing local employment, the proposal would fail to facilitate training and employment opportunities for the local population. The scheme would fail to contribute to the social regeneration of the area. As such the proposal is contrary to Local Plan Policies SP8 and SP9, emerging Policy DM48 and emerging Policy AAP4.
  - iii. In the absence of legal agreement securing 1) residential and commercial Travel Plans, and Traffic Management Order (TMO) amendments to preclude the issue of parking permits, and 2) financial contributions toward off site cycle parking, travel plan monitoring, and car club provision, the proposal would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal would be contrary to London Plan policies 6.9, 6.11 and 6.13. Spatial Policy SP7, Saved UDP Policy UD3 and emerging Policy DM31 and emerging Policy AAP7.
  - iv. In the absence of a legal agreement securing 1) public realm enhancements 2) leisure facilities and soft landscaping improvements to local green spaces, the proposal would give rise to an illegible public realm, poorly detailed building elevations and poor quality residential access to local green spaces. As such, the proposal would be contrary to London Plan policies

7.1, 7.4, 7.6, 7.18, Strategic Policies SP11 and SP13 and emerging Policies DM1, DM3, DM19 and DM20, and emerging Policies AAP6, AAP9, TH1 and TH4.

- v. In the absence of a legal agreement securing an obligation to modify the scheme in the event additional wind modelling demonstrates planning harm, the development will give rise to a structure that will impact the amenity of surrounding land and buildings contrary to London Plan Policies 7.6 and 7.7, Strategic Policy SP11, and emerging DPD Policies DM1 and DM6.
  - vi. In the absence of a legal agreement securing an Energy Plan to address a carbon offset payment requirement and demonstrate a connection to a future district energy network, the proposal would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and therefore contrary to London Plan Policy 5.2 and Strategic Policy SP4, and emerging DPD Policies DM 21, DM22 and emerging Policy TH4.
- v) In the event that the Planning Application is refused for the reasons set out in resolution (iv) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- i. There has not been any material change in circumstances in the relevant planning considerations, and
  - ii. The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
  - iii. The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

## **22. FIRST AND SECOND FLOORS, 524-528 HIGH ROAD, N17 9SX**

The Committee considered a report on the application to grant planning permission for the conversion of disused first and second floor of existing building above existing ground floor retail unit to create seven dwellings. Modification to roof above existing buildings at first and second floor level, including re-positioning of small plant. Modification to rear of existing building at second floor level including construction of new build extension creating a further three dwellings (10 dwellings in total). Modification to proposed residential entrance at ground floor level.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- The façade of the building would remain the same, as would the retail unit on the ground floor. The first and second floor of the building had been vacant for around 15 years, and the proposal was to create 7 residential units.
- Cycle parking would be provided on the 1<sup>st</sup> floor of the premises.

The Chair moved the recommendation, and following a vote it was

## **RESOLVED**

- i) That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- ii) That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 16/04/2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- iii) That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

## 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.

## CONSERVATION

3. Samples of all the new proposed materials and external finishes should be submitted for further approval, prior to commencement of works on site.

Reason: To ensure the preservation and enhancement of the conservation area and locally listed building

4. A further statement indicating the repair works to the front elevation and a relating methodology should be submitted for further approval, prior to commencement of works on site.

Reason: To ensure the preservation and enhancement of the conservation area and locally listed building

## TRANSPORT

5. Prior to the commencement of the development hereby approved Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority, outlining the expected traffic movements in connection with construction and measures to be taken to minimise disruption and inconvenience to neighbouring residents.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3 and 6.11 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

Reason: In the interest of the amenities of the adjacent properties.

6. Details of a scheme for the management of residential waste shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any part of the development is occupied and the waste arrangement shall be operated in accordance with the approved scheme at all times. The applicant will also be required to provide details on the service of the commercial unit, the plan must include details on how servicing of the commercial unit to insure that servicing will not impact on the operation of the TLRN.

Reason: In the interest of the amenities of the adjacent properties and safeguard the operation of the local road network.

7. The applicant will be required to submit details on the type of cycle parking and the method of security, the design of the cycle parking must be in line with the London Cycle Design Standard.

Reason: To ensure that the type and layout of the cycle parking is in line with the London Cycle Design Standard.

## CARBON MANAGEMENT

8. Delivery of Energy measures as set out in Energy Statement - 522-528 High Road, Tottenham, dated November 2016 by NRG consultants. The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed carbon reductions set out in the document. The equipment and materials shall be maintained as such thereafter. Confirmation of this must be submitted to the local authority within 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery. The Council should be notified if the applicant alters any of the

measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council. Should the agreed target not be able to be achieved on site through energy measures as set out in the aforementioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon.

Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04

## DRAINAGE

9. 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 40% 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.

Reason: Mechanism for the detailed drainage proposals to be approved as the scheme is developed.

10. No construction works (excluding demolition) shall commence until further details of the design methodology, implementation, maintenance and management of the sustainable drainage scheme have been submitted & approved in writing by the Local planning Authority. Details shall include:-
  - (a) Methodology and reasoning for SuDS flows and volumes proforma determination enabling full assessment that the allowable thresholds have been achieved have been submitted to and approved in writing by the Local Planning Authority.

## 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 £35,100.24 (816sqm x £35 x 1.229) and the Haringey CIL charge will be £12,900.96 (816sqm x £15 x 1.054). 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. An informative will be attached advising the applicant of this charge.

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.

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.

Section 106 Heads of Terms



- 1) **Highway** - No residents within the proposed development will be entitled to apply for a resident's parking permit, with the exception of blue badge holders, under the terms of any current or subsequent Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (one thousand pounds) towards the amendment of the TMO for this purpose.
  - 2) **Travel Welcome Pack (Travel Plan Statement)** - No part of the development shall be occupied until a 'Travel Welcome Pack' detailing local travel information including cycle routes, bus routes/bus stops, car club provision, in addition to, on-site cycle parking provision and permit free obligation, is submitted to, and approved in writing by, the Local Planning Authority. The 'Travel Welcome Pack' shall be circulated to all new residents upon first occupation.
  - 3) **Car Club Membership** - The applicant must establish or operation of a car club scheme, which includes at least two years free membership and £50 credit to all new residents evidence of which must be provided to the transportation planning team before the development is occupied.
  - 4) **Carbon Reduction** - £32,220 towards carbon projects in Haringey. Should the agreed target not be able to be achieved on site through energy measures as set out in the aforementioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon.
  - 5) **Construction Training** - Participation in Construction Training and Local Labour Initiatives
- iv) That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning permission be refused for the following reasons:
1. In the absence of a financial contribution towards the amendment of the Traffic Management Order / a car-free development the proposal would have an unacceptable impact on the highway. As such, the proposal would be contrary to Local Plan policy SP7, saved UDP policy UD3 and London Plan policies 6.9, 6.11 and 6.13.
  2. In the absence of a Travel Welcome Pack (Travel Plan Statement), the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7, saved UDP policy UD3 and London Plan policies 6.9, 6.11 and 6.13.
  3. In the absence of participation in car club membership, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7, saved UDP policy UD3 and London Plan policies 6.9, 6.11 and 6.13.

4. In the absence of a financial contribution towards carbon management, the proposal would fail to address climate change and secure a sustainable development. As such, the proposal would be contrary to Local Plan policies SP4, London Plan policies 5.1, 5.2, 5.3 and 5.7 and draft DM policy DM21.
  5. In the absence of an agreement to work with Construction Training and Local Labour Initiatives, the proposal would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population contrary to Local Plan Policies SP8 and SP9.
- v) In the event that the Planning Application is refused for the reasons set out in resolution (iv) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) There has not been any material change in circumstances in the relevant planning considerations, and
  - (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
  - (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

## **23. PRE-APPLICATION BRIEFINGS**

Noted.

## **24. BHS, 26 HIGH ROAD, WOOD GREEN, N22**

This item was withdrawn from the agenda.

## **25. UPDATE ON MAJOR PROPOSALS**

The Committee received the report detailing updates on major proposals, and the Chair requested that where Members had questions regarding specific schemes that they should contact officers directly.

**RESOLVED that the report be noted.**

## **26. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

The Committee received the report detailing applications determined under delegated powers, and the Chair requested that where Members had questions regarding specific schemes that they should contact officers directly.

**RESOLVED that the report be noted.**

**27. NEW ITEMS OF URGENT BUSINESS**

None.

**28. DATE OF NEXT MEETING**

Noted the date of the next meeting – 8 May 2017.

CHAIR: Councillor Natan Doron

Signed by Chair .....

Date .....

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