

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 12TH NOVEMBER, 2018, 7.00 - 9.55 pm

PRESENT:

Councillors: Vincent Carroll (Chair), Reg Rice (Vice-Chair), John Bevan, Pippa Connor, Justin Hinchcliffe, Sarah James, Viv Ross, Yvonne Say and Sarah Williams

243. FILMING AT MEETINGS

The Chair welcomed all present to the meeting and drew their attention to item 1 of the agenda.

The Chair also reminded Members of the need to be present for the whole duration of an application. If Members were not present for the whole duration, they would be unable to take part in any discussion or decision of the application.

244. PLANNING PROTOCOL

Noted.

245. APOLOGIES

Apologies for absence were received from Councillors Cawley-Harrison, Mitchell and Tabois.

Councillor Connor was in attendance as substitute for Councillor Cawley-Harrison.

246. URGENT BUSINESS

None.

247. DECLARATIONS OF INTEREST

Councillor Bevan declared a non-pecuniary interest in respect of agenda item 9 – HGY/2018/2351 Hale Wharf – as he had volunteered for the Stonebridge Lock Coalition several times, and a representative of that group was speaking in objection to the application. He was also a member of the Planning Committee where the original application had been refused. Councillor Bevan stated that he considered himself to be open minded, and would take part in the meeting.

Councillor Rice declared that he would be leaving the meeting for the consideration of agenda item 9 – HGY/2018/2351 Hale Wharf – as he was a member of the Planning Committee where the original application was refused, and he still considered that the application should not have been granted.

Councillor Carroll declared that he too was a member of the Planning Committee where the original application was refused, however he considered himself to be open minded, and would remain in the meeting as Chair.

248. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on 9 July and 8 October 2018 be approved.

Clerks note – the Chair varied the order of the agenda to consider agenda item 9 before agenda item 8. The minutes follow the order of the agenda.

249. HGY/2018/2353 CANNON FACTORY AND ASHLEY HOUSE

The Committee considered an application for the approval of reserved matters of appearance, landscaping, layout, scale and access and discharge of Condition 1 of outline planning application HGY/2016/4165 for the Demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.

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

Officers and the Applicant responded to questions from the Committee:

- Lower level balconies would have perforated screening to allow for privacy, and higher level balconies would have lighter screening.
- The commercial spaces had scope for 450sqm A1 use, with no provision for betting shops.
- Notting Hill Genesis was a registered housing provider, and would ensure that tenancies were robust, with requirements for clutter-free balconies included on the lease. There would be rigorous requirements in the s106 agreement in relation to design contractors.
- There was a dedicated play space around the site and at podium level, and a £900k contribution had been secured for Down Lane Park.
- The daylight and sunlight conditions had been updated in accordance with reserved matters and the development would achieve targets for average daylight factors. All amenity areas were compliant with guidance.
- The response from the London Fire Brigade was in relation to an earlier point in the consultation process. Further information had been submitted, and the LFB had no objections.
- The development was largely car free, and the s106 terms outline that all marketing information was to state that the development was car free. The area has a high level of public transport available.

- The outline plan secured 50% affordable housing, although Notting Hill Genesis was working with the Council's regeneration team to bring forward grant funding to support 100% affordable housing across all three buildings. The tenure mix was likely to be intermediate rent and shared ownership, and comprise of mainly 1 and 2 bed properties.

The Chair moved that the application be granted, and following a vote with nine in favour, and no abstentions or refusals it was

RESOLVED

- i. That the Committee GRANT planning permission and that the Head of Development Management or the Assistant Director Planning is authorised to issue the planning permission and impose conditions and informatives as set out below.

Conditions

1. **Compliance: Development in accordance with approved drawings and documents (LBH Development Management).**

The approved plans comprise drawing numbers and documents:

Building 2

Building 2 Ground and First Floor ACF-BPTW-01-ZZ-DR-A-1044 C02
 Building 2 - Second and Third Floor DR ACF-BPTW-01-ZZ-DR-A-1045 C02
 Building 2 - Roof Plan ACF-BPTW-01-04-DR-A-1046 C02
 Building 2 - Elevations ACF-BPTW-01-ZZ-DR-A-2026 C02
 Building 2 West/East section ACF-BPTW-01-ZZ-DR-A-3006 C01

Building 2A - Ground Floor ACF-BPTW-02-GF-DR-A-1047 C03
 Building 2A - Floor 01, 02, 03, 04 ACF-BPTW-02-ZZ-DR-A-1048 C02
 Building 2A - Fifth Floor ACF-BPTW-02-05-DR-A-1052 C02 Building 2A –
 Sixth Floor ACF-BPTW-02-06-DR-A-1053 C02 Building 2A-
 Seventh Floor ACF-BPTW-02-07-DR-A-1054 C02
 Building 2A - Roof Level ACF-BPTW-02-08-DR-A-1055 C02
 Building 2A - North & South Elevations ACF-BPTW-02-ZZ-DR-A-2028 C02
 Building 2A - East & West Elevations ACF-BPTW-02-ZZ-DR-A-2029 C02
 Building 2A – East/West section ACF-BPTW-02-ZZ-DR-A-3006 C01

Building 3

Building 3 - Ground Floor ACF-BPTW-03-GF-DR-A-1060 C02
 Building 3 - First Floor ACF-BPTW-03-01-DR-A-1061 C02
 Building 3 - Levels 02, 03, 04, 05, 06, 07 ACF-BPTW-03-ZZ-DR-A-1062 C02
 Building 3 - Eighth Floor ACF-BPTW-03-08-DR-A-1063 C02
 Building 3 - Ninth Floor ACF-BPTW-03-09-DR-A-1064 C02
 Building 3 - Levels 10, 11, 12, 13, 14, 15 ACF-BPTW-03-ZZ-DR-A-1065 C02
 Building 3 - Sixteenth Floor ACF-BPTW-03-16-DR-A-1066 C02
 Building 3 - Roof Plan ACF-BPTW-03-17-DR-A-1067 C02
 Building 3 - North Elevation ACF-BPTW-03-ZZ-DR-A-2009 rev. C03

Building 3 - East Elevation ACF-BPTW-03-ZZ-DR-A-2010 C03
Building 3 - South Elevation ACF-BPTW-03-ZZ-DR-A-2011 C03
Building 3 - West Elevation ACF-BPTW-03-ZZ-DR-A-2012 C03
Building 3 - Internal South Elevation ACF-BPTW-03-ZZ-DR-A-2017 C02
Building 3 - Courtyard Elevations ACF-BPTW-03-ZZ-DR-A-2018 C03
Building 3 - West/East Section ACF-BPTW-03-ZZ-DR-A-3009 C01
Building 3 - North/South Section ACF-BPTW-03-ZZ-DR-A-3008 C01

Landscaping

Landscape Key Plan and Section Location Plan (Ground Floor) 484-CLA-XX-GF-DR-L-0001 P04
Landscape Key Plan and Section Location Plan (Roof Level) 484-CLA-XX-01-DR-L-0002 P04
Landscape Site Plan Ground Floor Level 484-CLA-XX-GF-DR-L-1000 P04
Landscape General Arrangement Ground Floor Detailed Plan 1 of 2 (South) 484-CLA-XX-GF-DR-L-1100 P04
Landscape General Arrangement Ground Floor Detailed Plan 2 of 2 (North) 484-CLA-XX-GF-DR-L-1200 P04
Landscape Drainage and Levels Detailed Plan 1 of 2 (South) 484-CLA-XX-GF-DR-L-1101 P04
Landscape Drainage and Levels Detailed Plan 2 of 2 (North) 484-CLA-XX-GF-DR-L-1201 P04
Landscape Softworks Plan 1 of 2 (South) 484-CLA-XX-XX-DR-L-5100 P04
Landscape Softworks Plan 2 of 2 (North) 484-CLA-XX-XX-DR-L-5200 P04
Landscape Site Plan Roof Level 484-CLA-XX-01-DR-L-1000 P04
Landscape Roof Level Detailed Plan 1 of 2 (South) 484-CLA-XX-07-DR-L-1100 P04
Landscape Roof Level Detailed Plan 2 of 2 (North) 484-CLA-XX-09-DR-L-1200 P04
Site Sections - Ashley Link 484-CLA-XX-XX-DR-L-2001 P03
Site Sections - Building 2A Courtyard Sections 484-CLA-XX-XX-DR-L-2002 P03
Site Sections - Ashley Road 484-CLA-XX-XX-DR-L-2003 P03
Site Sections - Burdock Road 484-CLA-XX-XX-DR-L-2004 P03
Site Sections - Building 3 Podium / Berol Yard 484-CLA-XX-XX-DR-L-2005 P03
Site Sections - Building 2a Roof Terrace 484-CLA-XX-07-DR-L-2001 P03
Site Sections - Building 3 Roof Terrace 1 of 2 484-CLA-XX-09-DR-L-2001 P04
Site Sections - Building 3 Roof Terrace 2 of 2 484-CLA-XX-09-DR-L-2002 P03

2. PRIOR TO ABOVE GROUND WORKS: Samples of external materials

Samples of any materials to be used for the external surfaces 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, the proposed decorative metal screening and a roofing material sample combined with a schedule of the exact product references.

REASON: To safeguard the appearance of the development and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to Local Plan 2017 policy SP11 and policy DM1 of the Development Management DPD 2017, coupled with the requirements of the National Planning Policy Framework 2018.

3. PRIOR TO ABOVE GROUND WORKS: Schedule of Materials, Colours and Finishes

A schedule of external materials, indicating types, colours and finishes of bricks and tiles and decorative metal screening to be used in respect of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, and the approved materials shall be used in the implementation of the development and thereafter so retained.

REASON: To safeguard the appearance of the development and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to Local Plan 2017 policy SP11 and policy DM1 of the Development Management DPD 2017 and the requirements of the National Planning Policy Framework 2018.

4) PRIOR TO OCCUPATION: LANDSCAPE WORKS IMPLEMENTATION

All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority.

Reason: To safeguard the appearance of the development and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to Local Plan 2017 Policy SP11 and Policy DM1 of the Development Management DPD 2017, couple with the requirements of the National Planning Policy Framework 2018.

Informatives

Original Planning Permission

The original planning permission HGY/2016/4165 still stands and all its conditions and informatives still apply, in particular the play space, wheelchair units, planting, passive ventilation and SuDS conditions include ongoing requirements. This approval and that permission should be read together.

Working with the applicant (LBH Development Management)

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) Order 2015 (as amended) to foster the delivery of sustainable development in a positive and proactive manner.

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.

Party Wall Act (LBH Development Management) Planning Sub-Committee Report
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.

Designing out crime – certified products (Metropolitan Police)

INFORMATIVE: In meeting the requirements of Approved Document Q pursuant to the building regulations, the applicant may wish to seek the advice of the Police Designing Out Crime Officers (DOCOs) concerning certified products. The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

Surface water (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.

Minimum pressure and flow rate (Thames Water)

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 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.

Sprinkler installation (London Fire Brigade)

INFORMATIVE: The authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs 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 sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

Asbestos survey (LBH Environmental Health)

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

Naming of new development (LBH Transportation)

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

250. HGY/2018/2351 HALE WHARF

Clerks note – Councillor Rice left the Council Chamber for the consideration of the item. Councillor Hinchcliffe arrived at 19.10hrs and as consideration of the item had already begun, he was unable to take part in any discussion or decision.

The Committee considered an application for the approval of reserved matters for Buildings C, D, E, F, H, I and J of Hale Wharf to provide 245 homes, non-residential uses, public realm, private amenity space, play space, car parking and associated works pursuant to Conditions B4, B6, B7 and B15 of planning permission HGY/2016/1719, concerning appearance, landscaping, layout, scale and access (Haringey Planning Reference HGY/2018/2351).

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

Frances Dismore, Chair of the Stonebridge Lock Coalition (SLC) addressed the Committee in objection to the application. She outlined the work carried out by the SLC, and explained that there were many opportunities for the applicant to provide natural habitats for animals. The river and channels at that part were in need of clearing, and there was no indication of the floating reed rafts on any of the plans provided.

The Applicants responded, and explained that they had carried out numerous ecological studies, and were not aware of some of the information raised and would have to review it at a later date. In regard to issues with drainage and contamination of the site, significant investment had been made to decontaminate the site and establish a drainage network to ensure that all water running in to the canal was clean. The Applicant agreed to engage further with the SLC in relation to the issues with the floating reed beds.

In response to questions from the Committee, Ms Dismore explained that her concerns were for the net biodiversity, which needed improvement.

Officers and the Applicant responded to questions from the Committee:

- It had been established at the outline permission stage that the blocks at the back of the development would be the affordable blocks.
- Bats were an important consideration and would form part of the biodiversity plan.
- Councillors were reminded that decisions taken at the original planning consent could not be reconsidered, and that a decision could only be made on reserved matters.
- Ceiling heights and acoustics between flats would be designed to the latest building regulations and standards.
- The s106 agreement required that an estate management plan be submitted and approved by the Council.

- Comprehensive sunlight and daylight assessments had been undertaken, with positive results complying with current guidelines. All affordable blocks would be dual aspect.
- Play spaces would be provided in two locations, and the paddock could also be used by children. Adjustments had been made in relation to delineating play spaces, so that the areas were clearly defined. There was a condition attached to the hybrid consent which required the applicant to submit further details on landscaping.

The Committee raised concerns around the play space areas and the lack of distinction between those and the roads around the area, and asked whether this could be addressed by a road safety order. Maurice Richards, Principal Transport Planner, advised that the Council could explore a stage two road safety order and incorporate in to the informatives if possible.

The Chair requested that where amendments had been made by applicants following comments from the QRP, they should be made available to the Committee.

The Chair moved that the application be granted and following a vote with three in favour, one against, and three absentions, it was:

RESOLVED

- i. That the Committee GRANT planning permission and that the Head of Development Management or the Assistant Director Planning is authorised to issue the planning permission and impose conditions and informatives as set out below.

CONDITIONS

1. **Compliance: Development in accordance with approved drawings and documents (LBH Development Management).**

The approved plans comprise drawing numbers and documents as attached in Appendix 1.

2. **Cycle parking**

Details of the cycle parking facilities shall be submitted to and approved in writing by the Council prior to development prior to development commencing and shall be carried out in accordance with the approved details and to the satisfaction of the Council.

Reason: To ensure satisfactory cycle parking provision in order to promote sustainable modes of transport in accordance with policies 6.1 and 6.9 of the London plan (2016) and Policy SP7 of the Haringey Local Plan (2017)

3. **Signage**

Details of building signage shall be submitted to and approved in writing by the Council prior to the relevant part commencing and shall be carried out in accordance with the approved details and to the satisfaction of the Council

Reason: In order to ensure that the Council is satisfied with the details of the authorised development, in accordance with Policy DM1 in the Haringey Local Plan 2017.

INFORMATIVES

Original Planning Permission

The original planning permission HGY/2016/1719 still stands and all its conditions and informatives still apply, in particular materials, landscaping, biodiversity play space, lighting, wheelchair units and SuDS conditions include ongoing requirements. This approval and that permission should be read together.

Working with the applicant (LBH Development Management)

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) Order 2015 (as amended) to foster the delivery of sustainable development in a positive and proactive manner.

Designing out crime – certified products (Metropolitan Police)

INFORMATIVE: In meeting the requirements of Approved Document Q pursuant to the building regulations, the applicant may wish to seek the advice of the Police Designing Out Crime Officers (DOCOs) concerning certified products. The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

Naming of new development (LBH Transportation)

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

251. PPA/2018/0012 ASHLEY PARK

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme.

Officers and the Applicant responded to questions from the Committee:

- Following the Quality Review Panel, the eleven units on the ground floor were all duplex units with their own front doors, and would be available for London affordable rent.
- The application would be presented again to the QRP, and submitted to the Council at the beginning of December.
- The width between buildings was about 20m.

252. UPDATE ON MAJOR PROPOSALS

RESOLVED that the report be noted.

253. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

RESOLVED that the report be noted.

254. NEW ITEMS OF URGENT BUSINESS

None.

255. DATE OF NEXT MEETING

10 December 2018

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date