

Officer's Report

Application Number	HGY/2023/0075
Type	Full planning permission
Location	Vacant Land and Car Park adjacent to Suffield Road and High Road, London N15
Proposal	The provision of an outdoor food and retail market (Sui Generis) consisting of market stalls and outdoor seating areas for a temporary period of 3 years on land bounded by Suffield Road and High Road, Seven Sisters, N15 5BT
Case Officer	Gareth Prosser
Valid Date	18/01/2023
Applicant	Mr Luke Burroughs
Agent	Mr Luke Burroughs

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the provision of an outdoor food and retail market (Sui Generis) consisting of market stalls and outdoor seating areas for a temporary period of 3 years on land bounded by Suffield Road and High Road, Seven Sisters, N15 5BT.

The proposal comprises the following elements:

- 21 market containers (3 retail containers and 18 food/beverage containers).
- Outdoor seating areas.
- Central pergola structure
 - New permeable flooring
 - Acoustic fence.
 - Static toilet block
 - Cycle Storage

The proposed opening hours are as follows:

- 7:00am – 9:00pm Monday to Thursday,
- 7:00am to 10:00pm Friday and Saturday
- 10:00am – 4:00pm on Sunday.

Site and Surroundings

The application site consists of two separate, adjacent areas. The first is an area of vacant hard-standing to the rear of the Wards corner market building which is bounded by Suffield Road to the West. This area of hard standing was previously used to service the market building and for car parking related to the market. The second is an area of brownfield land adjacent to Nos 247-249 High Road. This area forms a gap in the terrace to the north of 247-249 after units 251-253 were demolished due to fire damage.

The area surrounding the site is commercial / residential in character, consisting of a mixed of uses. The site has an important location within the Seven Sisters and West Green Road District Centre where buildings are mainly characterised by ground floor town centre uses such as retail with residential and commercial units on upper floors. Directly to the east and south of the site is High Road and Seven Sisters Road, which are key routes within the Seven Sisters and West Green Road District Centre.

To the north of the site is West Green Road which contains mainly ground floor retail units with some upper floors in residential and commercial use. Immediately to the west of the site is Suffield Road which has a mainly residential character with two storey terraced housing running on either side of the road. The terrace also contains the Seven Sisters Islamic Centre.

The site is located within Tottenham Green Conservation Area. Nos 227-249 enclosing the east of the site are locally listed as is No1 West Green Road to the north.

The site is partly located with a Primary Shopping Area (Seven Sisters / West Green) with the remainder bordering the designation. The site also has a site allocation SS5 'Wards Corner'.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

- HGY/2022/0280 - Full planning permission 245-249, High Road, London, N15 5BT The amalgamation of ground floor units at 245 and 247-249 High Road into a single unit and use as a retail market and community space (Classes E and F2) for a temporary period of 3 years; and associated external alterations including to the shopfronts.- Approved with Conditions
- HGY/2019/2315 - Restoration of the Wards Corner Department Store building for community uses (D2) with restaurant (A3) on the ground floor. Internal and external alterations at 229-249 to provide a refurbished market hall (A1) at ground and first floor levels, plus 642.8m2 of office space (B1) at second floor level. Associated works to remove the front canopy extensions at 231-243 and 247-249 High Road; replace existing shop fronts; install bay windows at first floor level; realign roof to rear elevation and to front elevation to form dormer windows at second floor level; and replace rear skylights with flush roof lights Granted 2019. Permission not implemented.
- HGY/2017/1551 - Variation to the Section 106 associated with Planning permission reference HGY/2012/0915 to amend the terms of the obligations in relation to the replacement and temporary market, sustainability and to include an affordable housing review mechanism. (Details of application/2012/0915 are set out below) Granted 2017
- HGY/2017/0861 Certificate of lawfulness that the development authorised by planning permission reference number HGY/2012/0915 ('the Planning Permission') may lawfully be carried out as approved - Certificate of Lawful Development Approved 2017 and confirms that HGY/2012/0915 planning permission has been implemented as drainage works were carried out in January 2017
- HGY/2014/0575 - Restoration of the existing market and corner building bringing 2150m2 of derelict space into A1, A2, A3 and B1 use, installation of bay windows to the front, dormer windows to the front and rear, reinstatement of chimneys, replacement of existing shop-fronts to the front of the market with new glazed facade, improvements to the public realm to the front of the market, new glazed rear doors added to the rear, new DDA compliant access to the first and second floor, reintroduction of internal light-wells from the first to ground floor and insulation of building to increase thermal efficiency.- Granted 2014. Implementation unknown.

- HGY/2012/0921 Conservation area consent for demolition of existing buildings and erection of a mixed-use development comprising class C3 residential, class A1/A2/A3/A4 uses, with access, parking and associated landscaping and public realm improvements - Granted 2012. Permission fully Implemented

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

- 1) LBH Design Officer: No objection to this proposed outdoor food and retail market, including the stall structures, seating and entrance structures, which would all appear to be well designed, durable and festive, appropriate for the location , use and temporary nature of the permission applied for
- 2) LBH Transportation: No objection, subject to conditions.

External:

- 3) London Fire Brigade: Satisfied / no objection

5. LOCAL REPRESENTATIONS

The application has been publicised by way of 224 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

The following local groups/societies made representations:

- None

The following Councillor(s) made representations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Character and Appearance of the Conservation Area
4. Impact on neighbouring amenity;
5. Transportation

Principle of development

Town Centres

Haringey's Local Plan Policy SP10: 'Town Centres' states that the Council will promote and encourage development of retail, office, community, leisure, entertainment facilities, recreation

uses, arts and cultural activities within its town centres according to the borough's town centre hierarchy.

The Plan states that The District Town Centres including West Green Road/Seven Sisters will continue to be supported and strengthened as important shopping and service centres to meet people's day-to-day needs. The Council will take a proactive partnership approach to reinvigorating these town centres, widening their role and offer, developing their identities, improving the public realm and accessibility to them.

In addition, the Local Plan states that the Council will ensure that development in its centres is appropriate to the character, size and role of the centre in which it is located, and does not cause harm to neighbours, the local area or other centres. Shops and service uses are considered suitable for all town centres.

The Council also will seek to ensure that there is a diverse range of shopping facilities provided across the borough, from its town centres, through to the smallest shopping parades and frontages

New Town Centre Development and Land Uses

Policy DM41: New Town Centre development states that proposals for new retail, leisure and cultural uses within Metropolitan and District Town Centres, and Local Centres, will be supported where they:

- a Are consistent with the size, role and function of the centre and its catchment;
- b Sustain and enhance the vitality and viability of the town centre network; and
- c Contribute to the delivery of Haringey's spatial strategy.

In addition, policy DM45 of Haringey's Development Management DPD 'Optimising the Use of Town Centre Land and Floorspace' states that the Council will seek to optimise the use of land and floorspace within town centres by encouraging new mixed use development, including new or re-used space above shops and commercial premises, having regard to:

- a The role and function of the town centre;
- b Impact on town centre vitality and viability;
- c Compatibility of both the proposed and existing neighbouring uses; and
- d Compliance with other policies.

To support a range of uses and activities in town centres, the Council is seeking to maximise opportunities for additional sources of land and floorspace to come forward through the planning process, especially in locations with good public transport accessibility.

Primary Shopping Frontage

Policy DM42: Primary and secondary shopping frontages states that within Primary Shopping Frontages of the Metropolitan and District Town Centres, as defined on the Haringey Policies Map, the use of ground floor units for appropriate town centre uses will be permitted where:

- a The overall number of units in non-retail use (including extant planning permissions) will not exceed 35% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre;
- b The continuity of the centre's retail frontage will be maintained, normally with no more than two adjoining units in non-retail use; and
- c An active frontage is provided.

The policy continues, stating that within designated Primary and Secondary Shopping Frontages, the Council will give consideration to the granting of temporary permissions for meanwhile uses not compliant with (A-C) above where it can be demonstrated that the use will positively support the retail function of the town centre. The temporary use of a vacant ground floor unit will be supported where it can be demonstrated that the unit is being actively marketed

Tottenham AAP and Site Allocation

The Tottenham Area Action Plan policy AAP10 Meanwhile Uses identifies that the council will support, through the granting of temporary planning consents, and where appropriate, time-limited Local Development Orders, “meanwhile” uses on allocated development sites which are not expected to come forward in the short term. Such uses will be required to demonstrate how they contribute to the vibrancy of the immediate area and support the delivery of the development outcomes and vision as set out in this Plan.

Site Allocation SS5: Wards Corner identifies the site for mixed-use development providing town centre uses at ground floor level, including a replacement market, with residential use above. Specifically, the allocation states that proposals should ensure re-provision of the existing market will be on site and arrangements should be made for the temporary housing of the market whilst the proposal is being built out.

Proposal

The proposed provision of an outdoor food and retail market (Sui Generis) consisting of market stalls and outdoor seating areas for a temporary period of 3 years is considered to be an appropriate use class for this location within and adjacent to the Seven Sisters / West Green Primary Shopping Area, re-establishing a market use on the site, whilst the existing indoor market is out of use and making good temporary use of the site prior to wider redevelopment as outlined in the Tottenham AAP and site allocation SS5. The temporary proposal would not prejudice the longer term aspirations of the site allocation SS5 or the Tottenham AAP.

With ‘excellent’ access to public transport, the proposal would support the existing functions of the established district centre as well as enhancing the primary shopping frontage which is currently incomplete and detracts from the primary shopping frontage and the wider centre. The use of this site for a temporary market clearly will increase the vibrancy of the area by enabling market traders to restart trading and will not prevent long term development of the site.

As such the proposal is considered acceptable and in accordance with the above policies.

Design and appearance

DPD Policy DM12 ‘Housing Design and Quality’ states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 ‘Delivering High Quality Design’ requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposal comprises 21 market containers (3 retail containers and 18 food/beverage containers), outdoor seating areas, a central pergola structure, new permeable flooring, an acoustic fence, static toilet block and cycle storage. The key element of the design is the use of

modified shipping container units, which follows a successful concept seen in other locations across London, including Shoreditch Box Park.

Two types of market containers are proposed; one for food and beverages and another larger unit for retail. Two of the latter type will be located fronting High Road, specifically to improve the attraction and vitality of the district centre. These will be (4.5m in length, 2.3m in height) with a bespoke retail fit-out including, insulation and internal WBP plywood lining, polyester powder coated, aluminium framed, double glazed, entrance doors and lockable roller shutter hatch. These will allow for all drainage, services connections and ventilation and will be lined with profiled galvanised PPG aluminium cladding to provide consistent finish. A third stall of this type will be provided directly behind the container fronting High Road to the East. These containers will be in Class E uses.

The market will also provide 18 modified shipping 'Menu-Box' containers (3m in length and 2.4m in height). These will be for food and drink sales and each container will have a bespoke fit-out including insulation and internal WBP plywood lining and lockable roller shutter hatch. Appliances included within these units include 70 litre water heater, oven, griddle plate, salamander grill, single basket fryer, upright fridge, hot cupboard, extractor and galvanised flue, small drinks fridge, lighting and electric insect control system.

These re-purposed and modified shipping containers are organised with their 'back' to surrounding sensitive uses and arranged to form 3 courtyard spaces. The layout of the temporary market will help shelter the courtyards from prevailing winds, activating the courtyards and High Road frontage. The containers are joined with a Pergola (covered walkway) which allows for protection from the elements and circulation use during all weather, whilst acting as a central organising spine through which services can be coordinated.

The overall design and appearance is simple and contemporary with a clear layout providing a compact, enclosed market, which revitalises and makes use a very poor, ill maintained and underutilised back-land site within the district centre without disturbing the historic fabric or compromising future development. Whilst temporary in nature, the overall appearance is considered cohesive, well-designed and a significant enhancement to the surroundings.

As such, the proposal is considered in accordance with the above policies.

Character and Appearance of the Conservation Area

London Plan (2021) Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The setting of a heritage asset is defined in the glossary to the NPPF as: "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its

surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral". There is also the statutory requirement to ensure that proposals 'preserve or enhance' the conservation area.

The eastern part of the site is located within the Seven Sisters and Page Green Conservation Area, whilst the remainder abuts the designation. The Seven Sisters and Page Green Conservation Area Appraisal and Management Plan recognises that the building at 251/3 High Road was removed due to fire damage leaving the terrace incomplete detracting from the character and appearance of the terrace and the wider conservation area. It also identifies that the condition of the existing terrace along High Road (which was the former Wards Corner department store) "has lost any sense of its former architectural interest, compounded by the poor visual impact of the different shop fronts now facing the High Road."

The site's existing appearance from High Road is very poor and has a harmful impact on the appearance and character of the conservation area. The proposal enhances the conservation area by providing an active frontage with temporary retail, food and beverage units and signage which is uniform with other retail units in the terrace. The proposed entranceway, whilst lightweight and temporary, visually completes the terrace, creating a well-defined and clear entranceway which appears intentional, giving purpose to the 'gap' and unifying the fractured terrace.

While not in the conservation area, the appearance of the site from Suffield Road is also very poor, being a poorly maintained, gated access road with clear views into another ill defined, underutilised and neglected space. The provision of a new gated entrance and signage will enhance the appearance of the site from Suffield Road which, in tandem with the wider development enhances the setting of the conservation area.

The temporary proposal is considered to both preserve and enhance the character and appearance of the conservation area, improving the key view of the 'gap' within the conservation area from High Road which is currently considered to substantially detract from the character and appearance of the heritage asset. The proposal would reinstate a market/retail use on the site. The materials and signage are in keeping with the character of the conservation area and aims to replicate other shopfront signage along High Road

As such, the proposal is considered in accordance with the above policies.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Prior to the submission of this planning application, engagement with local stakeholders has been undertaken through a number of methods including meetings with stakeholders and letters to local residents. No objections were received. This response is reflected in the LPA's own statutory consultation where no objections have been received.

The proposed temporary market is in proximity to residential properties on High Road, Suffield Road and West Green Road. The upper floors of the No 245 and 247-249 High Road which lines the east edge of the site are vacant, formerly in residential use (but currently unfit for habitation), and will remain vacant for the duration of the proposed use

The development will significantly increase outdoor activity with the potential to impact the above properties generating additional noise, cooking odours/fumes etc.

A noise impact assessment has been submitted with the application which identifies that the noise generated by the development will not create significant adverse impacts on neighbouring residential properties during the proposed opening hours. This is accepted. A condition has also been added regarding background noise levels and restriction of opening hours

Proposed hours:

The proposed opening hours are as follows:

- 7:00am – 9:00pm Monday to Thursday,
- 7:00am to 10:00pm Friday and Saturday
- 10:00am – 4:00pm on Sunday.

The proposed market is designed to host music and events. In addition, it is recognised that, given the close proximity to Tottenham Hotspur Stadium, the proposed market is likely to attract significant custom when events take place at the stadium including regular match days and evening concerts. A series of management and mitigation measures are proposed including prior agreement with the Local Authority for live events, an on-site market manager and on-site sound engineer to measure noise levels and ensure they are within acceptable parameters. Additional security and limited site capacity will be imposed on match days.

In addition, the following physical mitigation has been included in the proposed design

- Layout of container units to be facing away from the most windows to nearby homes.
- A pergola with a polycarbonate roof covering large sections of the Site reducing line of sight for the majority of nearby homes.
- Where possible, soft surfaces/furnishings will be included to absorb attenuate sound and minimise noise reflections:
- the proposed use of passive ventilation where possible and the siting of extracts to face away from nearby homes.

In addition, a ventilation strategy has been provided with the application. This identifies the location of the units which are cooking food and the toilet units all of which will have ventilation which meets relevant building regulations. The ventilation is deliberately positioned away from nearby homes and this will ensure that there is no adverse impact from cooking odours or fumes. The ventilation strategy details the ventilation requirements for individual market units and how these have been positioned to avoid impacting upon neighbouring homes.

In conclusion, the market has been designed to minimise the impact on the amenity of neighbouring residents and is not considered to have a significant, detrimental impact subject to conditions. The proposed conditions includes amended operating hours. As such, the proposal is considered acceptable.

Transport

Paragraph 110 of the NPPF (2021) states that in assessing development proposals, decision makers should ensure that appropriate opportunities to promote sustainable transport modes have been taken up, given the type of development and its location. It prioritises pedestrian and cycle movements, followed by access to public transport, including facilities to encourage this.

The London Plan (2021) Policy T1 sets out the Mayor's strategic target for 80% of all trips in London to be made by foot, cycle or public transport by 2041. This policy also promotes development that makes the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport. Policy T6 sets out cycle parking requirements for developments, including minimum standards. T7 concerns car parking and sets out that 'car-free' development should be the starting point for all development proposals in places that are well-connected by public transport. Policy T6.1 sets out requirements for car parking spaces that are proposed.

Local Plan Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in DM DPD Policies DM31, DM32 and DM33.

The development is proposed as a car free development with no car parking included. Given the nature of the proposal and its 'excellent' PTAL rating, denoting its highly accessible location, this is considered acceptable.

A service yard to the southern end of the site that will be accessed by delivery and servicing vehicles. The main considerations relate to access, movement, sustainable and active travel and delivery and servicing/refuse and recycling arrangements. The proposal has been assessed by LBH Transportation and has been found to be acceptable subject to further details regarding cycle parking and construction management. Conditions have been added accordingly. As such, the proposal is considered in accordance with the above policies.

Conclusion

The temporary proposal would support the existing functions of the established district centre as well as enhancing the primary shopping frontage which is currently incomplete.

The use of this site for a temporary market will increase the vibrancy of the area by enabling market traders to restart trading and will not prevent the longer term aspirations of the site allocation SS5 or the Tottenham AAP.

The temporary proposal is considered to both preserve and enhance the character and appearance of the conservation area.

The temporary proposal would not prejudice the longer term aspirations of the site allocation SS5 or the Tottenham AAP.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

N/A

GRANT PERMISSION subject to conditions

Registered No. HGY/2023/0075

Conditions:

1 Temporary Permission

This permission shall be for a limited period expiring on 22.06.2026 when the plans hereby approved shall be removed and the land reinstated.

Reason: The building, because of its design, size, materials and or siting, is not considered suitable for permanent use.

2 Approved Plans

The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Materials

Materials, details and design of the development hereby approved shall be carried out in accordance with the approved plans and Design and Access Statement set out in this decision notice.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

4 The use hereby permitted shall not be operated before 10:00 hours or after 21:00 hours Monday to Friday, before 09:00 hours or after 21:00 hours Saturdays and before 09:00 hours or after 17:00 hours Sundays and Bank Holidays.

Reason: To protect amenity of neighbouring properties.

5 Transport –Cycle Parking

Full details of proposed cycle parking shall be provided prior to the occupation of the use hereby permitted and such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

6 Transport - Service and Delivery Plan (SDP)

Prior to any commercial or community use of the site, a full Service and Delivery Plan (SDP) shall be submitted in writing to and for approval by the Local Planning Authority. The service and delivery plan must also include facility for the delivery and storage of parcels for residents of the development. The plan shall be implemented as approved

and maintained thereafter unless agreed in writing by the Local Planning Authority.

Reason: To protect amenity, reduce congestion and mitigate obstruction to the flow of traffic and to enable safe, clean and efficient deliveries and servicing. In accordance with Policy DM21 of the Development Management DPD 2017.

7 Noise

The market area and associated land shall be cleared within 45 minutes of closing time. No deliveries to, or collections from, the premises shall take place before 08.00 am.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

8 The site shall be operated so that the level of noise does not exceed the levels referred to in the noise impact assessment (ref: N&V – R3228 , dated 15th December 22).

Within 1 month of commencement of the use hereby approved, tests shall be carried out to verify compliance with these levels and the results of these tests shall be submitted to and approved in writing by the Local Planning Authority. If the specified levels have been exceeded, details of the measures which will be taken to remedy this breach will be submitted to and approved in writing by the Local Planning Authority and implemented in full prior to the commencement of use of the development.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

9 No solid fuels shall be burnt at the site until details of additional ventilation and extraction arrangements have been submitted to and approved in writing by the Local Planning Authority and the solid fuel arrangements shall thereafter be implemented in accordance with the approved details.

Reason: To prevent an increase in local problems of air quality as required by Policy SI 1 of the London Plan (2021).

10 Any and all mechanical plant ventilation and kitchen extraction systems associated with the units should be installed in accordance with the Design Range of Rating Sound Level specified in the noise impact assessment (ref: N&V – R3228 , dated 15th December 22) and the cumulative levels from of all plant should meet the NOEL specified as <32 dB La,Tr where possible. The plant should not exceed the upper LOAEL – 47dB La,Tr and shall be maintained as such thereafter in accordance with the criteria and limits referred to as proposals, or set out, within those documents, and in accordance with the manufacturer's instructions.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

11 A detailed Market Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of trading and shall include but is

not limited to details of how the site will be managed and staffed on event and non-event days, controls implemented to limit neighbour disturbance and outlines the procedure for complaints. The Market Management Plan will remain a live document subject to annual review or change in the event of complaints or change to the business. All changes must be subject to prior approval by the Local Planning Authority.

The Market Management Plan must include details of how the site will be managed on event and non-event days and specify how and by how much they will limit site capacity on stadium event days. The MMP will also need to include details of the complaints management procedure, and the additional controls will they implement to ensure that clearing the units, disposal and collection of waste does not give rise to noise complaints.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

- 12 Full details of any external lighting, including the external lighting fixtures and a light contour plan for the land surrounding the building, shall be submitted to and approved in writing by the Local Planning Authority, prior to its installation. This shall include details of the luminance levels, details of any automatic timers or sensors and details of measures to control light pollution. The approved details shall be implemented in full prior to the commencement of the use hereby approved and the lights shall not be installed or operated other than in accordance with the approved details.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

- 13 13. The total noise level arising from the uses hereby approved, including amplified music, shall be 5dB(A) or more below the measured LA90 background noise level at the nearest residential windows at any time.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

Informatives:

- INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

- 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.