

Planning Sub Committee 9 December 2024

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8

Reference No: HGY/2024/0466	Ward: Noel Park
Address: 157-159, Hornsey Park Road, London, N8 0JX	
Proposal: Demolition of existing structures and erection of two buildings to provide residential units and Class E floorspace; and provision of associated landscaping, a new pedestrian route, car and cycle parking, and refuse and recycling facilities.	
Applicant: Mr James Fox	

[To note: the numbering as set out in this addendum corresponds with the numbering of each section within the Officers committee report]

Edit to paragraph 1.1:

~~These applications have been~~ This application is referred to the Planning Sub Committee for a decision as it is a major application that is also subject to a section 106 agreement.

2. RECOMMENDATION

Section 106 Heads of Terms_- Planning Application HGY/2024/0450

4) Sustainable Transport Initiative

- £15,000 (fifteen thousand pounds) towards monitoring of the Construction Logistics and Management Plan, which should be submitted 6 months (six months) prior to the commencement of development.

6 months (six months) deleted and changed to **3 months (three months)**

The relevant part of the appendix is included at the end of this addendum report.

8.0 RECOMMENDATION

GRANT PERMISSION subject to conditions subject to conditions in Appendix 1 and subject to section 106 Legal Agreement

Addendum Report

Stakeholder	Question/Comment	Response
INTERNAL		
Waste Management Team	Waste Officer Comments dated 02/12/2024 If the 30m refers to the distance that residents will have to carry their waste, that complies with BS 5906 guidance. The distance that collection crews should pull bins from the storage facility to the vehicle is 10m for eurobins and 25m for wheelie bins. I note that there are risks highlighted with manoeuvring the RCV when servicing the containers and I had another search for details about the allocation of bins for recycling and refuse but couldn't find these. On that basis can we also include a condition for the waste arrangements? Waste Officer comments dated 02/12/2024 Thanks for forwarding the transport condition which covers the vehicle movements and collections. Was there anything about the split between the number of the refuse bins, mixed recycling and food waste (have I missed those) or are we expecting that detail later in the planning process? Applicants response dated 04/12/2024 Reviewing the splits of the refuse bins the layout currently shows a slight under capacity, see below	Comments noted. Delivery and Service Plan condition covers this

Addendum Report

	• 6No. 1100 ltr Refuse bins for 32 units - over capacity of 770 ltr due to size of the bins. • 4No. 1100 ltr Recycling bins for 32 units - over capacity of 880 ltr due to the size of the bins. • 5No. 140 ltr wheeled bins for 32 units - under capacity as the plans currently show a total of 380ltr. However, the ground floor plan has been updated to show this as amended. The updated plan shows the correct number of food waste bins at the preferred size of 140 ltr wheelie bins. The required capacity for 32 units is 20 ltr per dwelling (640 ltr). The 5 wheelie bins shown on the amended plan equate to 700 ltr so there is an over capacity of 60 ltr. Waste Officer comments dated 04/12/2024 Thank you for forwarding and those containers are in line with our guidance. The food waste guidance is very generous at 20 litres per unit and it was previously 9 litres (equivalent to 2x 140 litre bins for 32 units) , so anything between the two measures would be acceptable. We just want to ensure that there is provision for food waste.	
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