

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON THURSDAY, 2ND FEBRUARY, 2017, 7pm

PRESENT:

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

1. FILMING AT MEETINGS

RESOLVED

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

2. APOLOGIES

Apologies were received from Cllr Basu.

3. URGENT BUSINESS

None.

4. DECLARATIONS OF INTEREST

None.

5. MINUTES

RESOLVED

- That the minutes of the Planning Committees held on 12 December 2016 and 16 January 2017 be approved.

6. PRE-APPLICATION BRIEFINGS

The following items were pre-application presentations to the Planning Sub-Committee and discussion of proposals related thereto.

Notwithstanding that this was a formal meeting of the Sub-Committee, no decisions were taken on these items, and any subsequent applications would be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

7. 'KWIK FIT' SITE, 163 TOTTENHAM LANE, CROUCH END N8 9BT

Representatives for the applicant and the planning officer gave a short presentation on early plans for the scheme. Revised plans would be subject to further consideration by the QRP and a Development Management Forum on 6 March which Committee members were welcome to attend.

The Committee raised the following issues:

- Concerns were raised that the design of the front façade would be out of context with surrounding buildings and likely to be a source of objection for local residents. It was however considered that the recessed top floor was a positive addition.
- The limited parking provision planned on site was of concern, in addition to the potential need to extend the hours of the existing CPZ in the area and managing access arrangements for customers of the garage. The applicant advised that discussions were ongoing with transport officers on these issues but would likely involve works to the four current crossovers and the installation of traffic control measures such as bollards.
- Clarification was sought on proposed balcony design. Confirmation was provided that the balconies would be recessed, enclosed winter gardens.
- Clarification was sought on the proposed number of single aspect units. The applicant advised this currently stood at 3 with open light wells to provide some mitigation.

8. PLOT SW, HALE WHARF, FERRY LANE

Representatives for the applicant and the planning officer gave a short presentation on early plans for the scheme. It was emphasised that the plans were at a very early stage in the pre-application process. The QRP was due to consider the plans on 22 February.

The Committee raised the following issues:

- Concerns were raised over the considerable increase in height and density sought compared to the extant permission for an 18 storey tower and the potential for the scheme to be out of context with the area in this regard. The applicant outlined that the site had been identified as an appropriate location for a tall building under the wider Hale Village masterplan and would serve as a landmark building identifying the location of the station. The revised scheme was considered to be an improvement on the extant plans including a slimmer profile design for the tower. It was also considered to be more economically viable.
- In response to a question, the applicant advised that discussions were underway with London Underground regarding the design of the foundations and proximity to the Victoria line tunnels.
- In response to a question, plans were confirmed to provide commercial units at ground floor level to all elevations.
- Concerns were raised over the number of single aspect units. The applicant advised that these would be minimised and mitigated in line with the constraints of the site such as use of a bay window design.
- The limited parking arrangements proposed for the site of only 50 spaces were identified as a significant concern. The importance was stressed of the applicant giving careful consideration as to how these spaces were allocated and

arrangements for deliveries etc to service the flats as parking provision in the vicinity was very limited.

9. THE CHOCOLATE FACTORY, CLARENDON ROAD, WOOD GREEN N22 6XJ

Representatives for the applicant and the planning officer gave a short presentation on early plans for the scheme.

The Committee raised the following issues:

- The developer was encouraged to take the opportunity available for an innovative approach to the provision of green spaces for the scheme and the establishment of green links to surrounding areas such as Alexandra Park.
- Concerns were raised over the impact of the height of buildings onsite to the views of Alexandra Palace. Officers affirmed the importance of protecting these views and had undertaken a detailed mapping exercise to this end and were currently liaising with consultants working on the Wood Green Area Action Plan to secure this.
- The importance was emphasised of the developer promoting future consultation on the plans with the current occupants of the Chocolate Factory to ensure they were fully engaged with the process.
- Concerns were raised over the very low parking provision proposed for the residential units. The applicant advised that the options around increasing parking provision would be explored. Basement parking might be feasible but would be expensive.

10. NEW ITEMS OF URGENT BUSINESS

None.

11. DATE OF NEXT MEETING

13 February.

CHAIR: Councillor Natan Doron

Signed by Chair

Date