

## ADDENDUM

This page is intentionally left blank

Planning Sub Committee 8 February 2021

ADDENDUM REPORT FOR ITEMS

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

<b>Reference No:</b> HGY/2020/2794	<b>Ward:</b> Seven Sisters
<b>Address:</b> Land to the North of Ermine Road N15  <b>Proposal</b> – Temporary planning permission for a period of 7 years to provide 38 modular units for use as accommodation for people who have been street homeless, with associated cycle and refuse storage.  <b>Applicant:</b> Hill Residential  <b>Ownership:</b> Council	

#### 1. APPLICATION DETAILS

- 1.2. As a point of clarification, the item was deferred in response to concerns around the relationship of Block A of the proposal to neighbouring properties and to explore whether Block A could be removed.

#### 5. LOCAL REPRESENTATIONS SUMMARY

- 5.2 Since publishing of the main report, the number of representations is as follows:

- **157 instances of objection** have been received (59 were reported on 11<sup>th</sup> Jan committee report not including the petition).
- **129 instances of support** have been received (1 was reported on 11<sup>th</sup> Jan committee report).
- The above instances of objection include names and addresses added to a petition objecting to the proposal. 14 of the individuals listed on the petition also sent in objections so they have only been counted once in the above totals. The content of responses is summarised in the main agenda.

#### 7. RECOMMENDATION

Additional condition: Accommodation to be used only as supported housing and occupied in accordance with approved Management Plan

21. The development hereby approved shall only be occupied by people who have experienced street homelessness, in accordance with a Management Plan that shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The Management Plan must include the following:

- Details of the referral process and the assessment of suitability for occupants;

- Further details of on site support services;
- Further details of on site management which must include a 24 hour on site presence throughout the life of the development;
- Clear procedures for addressing complaints and concerns from neighbouring residents;
- Measures to minimise noise and disturbance by the occupants

The development shall be occupied in accordance with the approved Management Plan thereafter.

Reason: In order to ensure the public benefits of the proposal are realised for the lifetime of the development and to prevent the accommodation being used as other forms of housing or causing undue harm to the amenity of neighbouring occupiers.

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 9

<b>Reference No:</b> HGY/2020/3036	<b>Ward:</b> Woodside
<p><b>Address:</b> Rear of 132 Station Road, London, N22 7SX</p> <p><b>Proposal – Planning Permission:</b> Construction of 6 dwellings set in landscaped area and creation of community wildlife garden, following the demolition of existing structures</p>	

5. LOCAL REPRESENTATION SUMMARY

5.4 Additional objection received from Cllr Lucia das Neves, citing:

- Impact on the conservation area
- Noise and disturbance from use
- Impact on nature

5.5 One additional comment of objection received (total now 60 objecting, 1 supporting).

- No agreements currently in place to ensure access to garden for residents
- Housing needs being met
- Impact on conservation area
- Impact on environment

OFFICER RESPONSE:

The above issues raise material consideration, and have been highlighted previously, thus are discussed in in the main report. With regards to an agreement for adjoining residents to have access to the communal garden area, this would be put in place following the determination of the application, if approved.

ADDITIONAL INFORMATION

Provision of Open Space

6.2.11. The proposed community garden would be triangular in shape. Its longest side would be 48m (157.5ft) (approximately 2 tennis court lengths) and tapering between 14m (46ft) and 1.65m (5.4ft) wide.

This page is intentionally left blank