

MINUTES OF MEETING

Planning Sub Committee held on Monday, 5th June, 2023, 7.00 - 9.06 pm

PRESENT:

Councillors: Barbara Blake (Chair), Nicola Bartlett, John Bevan, Cathy Brennan, George Dunstall, Scott Emery, Emine Ibrahim, Sue Jameson, Sean O'Donovan and Reg Rice

1. FILMING AT MEETINGS

The Chair referred to the notice of filming at meetings and this information was noted.

2. PLANNING PROTOCOL

The Chair referred to the planning protocol and this information was noted.

3. APOLOGIES

Apologies for absence were received from Councillor Worrell.

4. URGENT BUSINESS

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

Councillor Ibrahim declared an interest in respect of item 8 on the agenda, as the application was in her ward. She advised that she would leave the meeting whilst this item was considered.

Councillor Ibrahim advised that in respect of item 10, she was an Arsenal Football Club season ticket holder, but would consider the pre-application briefing with an open mind.

6. MINUTES

RESOLVED

To confirm and sign the minutes of the Planning Sub Committee held on 6 March 2023 and 24 April 2023 as a correct record.

7. PLANNING APPLICATIONS

The Chair referred to the note on planning applications and this information was noted.

8. HGY/2022/3846 - 30-36, CLARENDON ROAD OFF HORNSEY PARK ROAD, WOOD GREEN, LONDON, N8 0DJ

Valerie Okeyi, Planning Officer, introduced the report for Demolition of the existing buildings and construction of a part two, six, eight and eleven storey building plus basement mixed use development comprising 51 residential units and 560 sqm of commercial floorspace, with access, parking and landscaping.

The Chair invited the applicant team - John Woolstencroft (Stockwool Architects), Frances Young (DLP Planning) and Louise Willie (XCO2) to join the meeting.

Officers and members of the applicant team - - responded to questions from the Committee:

- There would be two Blue Badge spaces available, however the design allowed four additional spaces if required.
- This application only applied to the northern part of the wider master plan, and did not include the African Caribbean Cultural Centre.
- Landscaping would be maintained as part of the management of the building, which would be funded by the service charge. There was a condition around landscaping included.
- Condition 13 outlined the construction management plan, which contained two parts – a demolition environmental management plan, and a construction environmental management plan. Included in the Heads of Terms was an obligation for the applicant to provide for a construction logistics co-ordinator to work with the developer to ensure that the impact on local people was minimised.
- In regard to the safety of the open communal spaces in the building, the design included a 3 metre high barrier, along with soft landscaping which would discourage people from standing near the edge of these spaces.
- There would be four larger family units, of which two could possibly be converted into separate kitchen and dining areas, but this would likely not be feasible for most of the units.
- The development was broadly compatible in design with the wider surroundings, and would create a consistency within the whole of the adjacent Clarendon Square development. Darker bricks would be used on the base of the building, which would emphasise the commercial space. Lighter bricks would be used further up the building.
- Cycle parking would be a mixture of Sheffield and double stackers, and there would be a condition which set out the design and layout to ensure compliance with the London cycle design standard.
- There were 16 north facing windows – 13 were marginally affected, and 3 were beneath overhanging balconies.

- There hadn't been any discussions regarding Housing Associations at this stage.

Robbie McNaugher, Head of Development Management, summed up the recommendation as set out in the report, with an additional informative to explore the provision of separate kitchen and living areas for the family units.

The Chair moved that the recommendation, with the additional informative, be granted and following a vote with 10 in favour, 0 against and 0 abstentions, it was

RESOLVED

1. To GRANT planning permission and that the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to an agreement providing for the measures set out in the Heads of Terms below.
2. That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability to make any alterations, additions or deletions to the recommended measures and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
3. That the agreement referred to in resolution (1) above is to be completed no later than 05/07/2023 within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in his sole discretion allow; and
4. That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Summary Lists of Conditions, Informatives and Heads of Terms

Conditions

- 1) Three years
- 2) Drawings
- 3) Materials
- 4) Boundary treatment and access control
- 5) Landscaping
- 6) Lighting
- 7) Site levels
- 8) Secure by design accreditation

- 9) Secure by design certification (commercial)
- 10) Unexpected Contamination
- 11) NRMM
- 12) Air Quality
- 13) Demolition/Construction Environmental Management Plan
- 14) Land Contamination
- 15) Arboricultural Impact Assessment
- 16) Cycle parking
- 17) Delivery and Servicing Plan
- 18) Piling Method Statement
- 19) Satellite antenna
- 20) Restriction to telecommunications apparatus
- 21) Piling Method Statement
- 22) Architect retention
- 23) Soil investigation from the site itself
- 24) Unexploded (UXO) bombs survey
- 25) Ground movement assessment and effect on adjoining structures (including the method of monitoring)
- 26) Wheelchair accessible dwellings
- 27) Detailed Management Plan of Communal amenity space
- 28) Restriction to use class
- 29) Noise Management Plan
- 30) Energy Strategy
- 31) DEN Connection
- 32) Overheating
- 33) Overheating Building User Guide
- 34) BREEAM Certificates
- 35) Living Roofs
- 36) Circular Economy
- 37) Whole Life Carbon
- 38) Biodiversity

Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) Sprinklers
- 7) Water pressure
- 8) Asbestos
- 9) Secure by design
- 10) Thames Water Groundwater Risk Management Permit

Section 106 Heads of Terms:

1. Affordable housing provision
 - Nine (9) flats for affordable rent, three (3) flats for London Living Rent and four (4) flats for Shared Ownership
 - Early stage viability review

2. Section 278 Highway Agreement
 - Highway works comprising, new public realm scheme, cross over and footways works proposed on Clarendon Road.

3. Sustainable Transport Initiatives
 - £4,000 (four thousand pounds) towards the amendment of the Traffic Management Order- to exclude residents from seeking parking permits
 - Car Club - a credit of £100 per year/per unit for the first two years.
 - £5,000 towards a Construction Logistics and Management Plan, which should be submitted 6 months (six months) prior to the commencement of development
 - £10,000 towards the monitoring and management of the Construction Logistics Plan
 - £2,000 (two thousand pounds) per year per travel plan for five years £20,000 (twenty thousand pounds) in total for the monitoring of the travel plan initiatives.

4. Carbon Mitigation
 - Be Seen commitment to uploading energy data
 - Energy Plan
 - Sustainability Review
 - Estimated carbon offset contribution (and associated obligations) of £70,680 (indicative), plus a 10% management fee; carbon offset contribution to be re-calculated at £2,850 per tCO₂ at the Energy Plan and Sustainability stages.
 - DEN connection (and associated obligations)
 - Heating strategy fall-back option if not connecting to the DEN

5. Employment Initiative – participation and financial contribution towards Local Training and Employment Plan
 - Provision of a named Employment Initiatives Co-Ordinator;
 - Notify the Council of any on-site vacancies;
 - 20% of the on-site workforce to be Haringey residents;
 - 5% of the on-site workforce to be Haringey resident trainees;
 - Provide apprenticeships at one per £3m development cost (max. 10% of total staff);
 - Provide a support fee of £1,500 per apprenticeship towards recruitment costs.

6. Monitoring Contribution

- 5% of total value of contributions (not including monitoring);
- £500 per non-financial contribution;
- Total monitoring contribution to not exceed £50,000

5. In the absence of the agreement referred to in resolution (1) above not being completed within the time period provided for in resolution (3) above, the planning permission be refused for the following reasons:

- a) The proposed development, in the absence of a legal agreement failing to secure the provision of on-site affordable housing and meet the housing aspirations of Haringey's residents. As such, the proposals would be contrary to London Plan Policies H4 and H5, Strategic Policy SP2, and DM DPD Policies DM 11 and DM 13.
- b) The proposed development, in the absence of a legal agreement securing
 - 1) Section 278 Highway Agreement for the additional highway works comprising, new public realm scheme, cross over and footways works proposed on Clarendon Road
 - 2) A contribution towards amendment of the local Traffic Management Order
 - 3) a credit of £100 per year/per unit for the first two years for car club membership
 - 4) A contribution towards a Construction Logistics and Management Plan, 6 months (six months) prior to the commencement of development
 - 5)) Implementation of a travel plan and monitoring fee would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal is contrary to London Plan policies T1, Development Management DPD Policies DM31, DM32 and DM48
- c) The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Policy SP9 of Haringey's Local Plan 2017.
- d) The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policies SI 2 of the London Plan 2021, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 2017.

6. In the event that the Planning Application is refused for the reasons set out in resolution (5) above, the Head of Development Management (in consultation with the Chair of Planning Sub-Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

Cllr Ibrahim did not vote on this item

9. PRE-APPLICATION BRIEFINGS

The Chair referred to the note on pre-application briefings and this information was noted.

10. PPA/2023/0017 - TOTTENHAM HOTSPUR FOOTBALL CLUB, 748, HIGH ROAD, LONDON, N17 0AP, LONDON

The Chair invited the applicant team – Anabel Fernandez and Sean Bashforth – to join the meeting.

The Committee considered the pre-application briefing for the Section 73 (Minor Material Amendment) to alter the design, layout and massing of the approved hotel and residential tower in Plot 3 of planning permission HGY/2015/3000 for the hybrid planning permission for THFC stadium, hotel, residential, health centre and associated development.

The applicant team and officers responded to questions from the Committee:

- The current consent was originally for 49 serviced apartments, which had since been amended to residential units, sold with amenities such as dining and laundry facilities.
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- There had been some assessment of the uplift in the value of the residential units, however it was still unviable to provide any affordable housing.
- There were already other health services planned to be developed on adjacent sites in the local area
- The proposal was designed to complement the landmark of the stadium with a ‘spire’ tall building. Designs were still early stage and would look at linking with the creative energy from the neighbourhood
- The reason for the change to the configuration of the building was to make the design more slender.
- Parking would be available in the basement.
- It was envisaged that the hotel would be a 4 star hotel, depending on the amenities available.
- The application would need to include information about building life cycle

- Design will need to take account of adjacent development sites

The Chair thanked the applicant team for attending.

11. UPDATE ON MAJOR PROPOSALS

There were no queries on the report. The Chair noted that any queries could be directed to the Head of Development Management.

RESOLVED

To note the report.

12. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

There were no queries on the report. The Chair noted that any queries could be directed to the Head of Development Management.

RESOLVED

To note the report.

13. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

14. DATE OF NEXT MEETING

It was noted that the date of the next meeting was 3 July 2023.

CHAIR: Councillor Barbara Blake

Signed by Chair

Date