

MINUTES OF THE PLANNING SUB COMMITTEE MEETING HELD ON MONDAY 16 OCTOBER 2023, 7:00PM - 8.20 PM

PRESENT:

Councillors: Barbara Blake (Chair), Reg Rice (Vice-Chair), Cathy Brennan, George Dunstall, Scott Emery, Emine Ibrahim, Sue Jameson, Sean O'Donovan and Alexandra Worrell

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 Nicola Bartlett.

4. **URGENT BUSINESS**

There were no items of urgent business.

5. **DECLARATIONS OF INTEREST**

Councillor Emine Ibrahim referred to item 8 and informed the Committee that she was a Ward Councillor for Noel Park where this redevelopment proposal was based. She expressed that she did not have a personal, prejudicial, or pecuniary interest. She was not biased in favour of a particular outcome and would be considering this item as a Committee Member with an open mind.

6. **MINUTES**

RESOLVED

To confirm and sign the minutes of the Planning Sub Committee held on 11th September 2023 as a correct record.

7. **PRE APPLICATION BRIEFINGS**

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

8. PPA/2023/0007 - MECCA BINGO, 707-725 LORDSHIP LANE, N22

Valerie Okeiyi, Principal Planning Officer introduced the Pre-application report for the redevelopment of the Mecca Bingo site to create a mixed-use development consisting of a Purpose-Built Student Accommodation (PBSA) block on Lordship Lane with associated facilities/amenity space; commercial / Town Centre floor space at ground floor level; affordable purpose-built housing block and town houses and communal amenity space and public realm.

The Chair invited the applicant team to introduce the presentation.

The following was noted:

- The design of the building sought to provide a mix of student accommodation and new affordable housing on the site. This had progressed through discussions with both the planning officer and housing officers to ensure that the design had meet all the requirements.
- In terms of the height of the building, the building had been designed to ensure protection was provided where needed. There were also other buildings on Lordship Lane, which followed a similar height pattern.
- The Committee noted that the site was designated in the development plan as an area which was suitable for tall buildings.
- In terms of the pocket park, there were discussions with the landscape architects to design the park to create a more open and visible route, to ensure that safety was promoted throughout the park.
- The Purpose-Built Student Accommodation Operator would be responsible for the maintenance of the pocket park.
- The play area for children would be spread between the pocket park and private courtyards.
- In terms of the architectural design of the scheme, there would be an urban design on the Wood Green side, and as you followed the site through to the South towards Noel Park, you would see more of a historical design. The officers advised that this was a work in progress and the design would be refined further.
- In terms of dual aspect, this was one of the housing design requirements in London, to provide 100% dual aspect buildings. The proposed design had achieved 100% dual aspect across every residential unit onsite.
- The entire site would be designed with full accessibility to meet the needs of diverse types of users including people with disabilities.

The following was noted in response to questions from the Committee:

- The Committee raised concerns about how the redevelopment of Mecca Bingo would affect the local people as the site provided hot food at discounted rates, as well as keep older people out of isolation by keeping them socially active.
- The Committee was advised that the lease of the Mecca Bingo was due to expire in September 2026. They had decided not to renew their lease as maintenance costs were high and their business model was not effective with the current changes in the demographics in the borough.
- The Council was in consultation with Mecca Bingo regarding relocation to another site in the borough, however the company declined the opportunity.
- The Committee raised concerns about the proposed design, as the social housing element would look different from the other housing. The Committee was advised that the reason for this was because the student accommodation and traditional residential housing had two different purposes. The difference in styles would be visible in the transition from the traditional residential housing to the larger accommodation blocks.
- The Committee was advised that there would be no compromise in quality for the differing styles. The intention would be to ensure high quality architecture throughout the building.
- The Committee raised concerns that the area was already busy and by introducing a new student accommodation, this would make the area more congested. Another concern regarding this was noted that two long bus routes (243 & 29) end their route at Wood Green bus garage, and this would contribute to the congestion further.
- The Committee was advised that from a student perspective, a residence management plan would be submitted as part of the planning application. There would also be a priority in reducing traffic and congestion, but also making it most operationally viable for the staff and students living in the area.
- Regarding the student accommodation, this would be based on the demand and the goal would be to appeal to the breadth of the student group with a blended approach.
- In terms of expected increase in the number of deliveries in the area, there would be discussions with the transport consultants and Swept Path analysis would be used to assess how delivery vehicles would come in and out of the area, so it would be as least invasive as possible to members of the community.
- In terms of the older community existing in the area, there would be further discussions around what opportunities could be developed to ensure that students and the elderly could come together on a community aspect. There had been previous projects where students did voluntary work in care homes and this had been successful.
- In terms of accommodation bookings, this would follow the academic year. Students would be expected to arrive in September with a contract of accommodation for around 44 to 51 weeks. Some students would rebook for

- the following academic year, with around 25-30% of students rebooking every year.
- The Committee requested for a scale model and samples of the materials for the construction to be presented at the Planning Committee when the application would be brought forward for approval. The officers advised that a scale model would be presented. However, in terms of the building materials, this would only be considered by officers at a later stage. Procuring materials in the current market was also difficult and this would be considered by the Design and Planning Officers in due course.
 - The Committee noted that the final scheme would be presented to the Quality Review Panel.

9. UPDATE ON MAJOR PROPOSALS

The following was noted in response to questions from the Committee:

- The latest update on the Highgate School application was that there had been a community meeting, and the school was looking at addressing feedback received and had agreed to conduct a workshop for this.
- The Committee queried about timescales for the Omega Works application. The officers advised that the timescales were unclear, as concerns had been raised and a response had not been provided to the appropriate officers.
- In terms of the applications for Omega Works, there would be two separate applications to be considered together.
- Regarding Reynardson Court redevelopment, the Housing Team would be conducting engagement work with local residents as it was noted that some residents were concerned about this redevelopment.
- Regarding Osborne Grove Nursing Home, this application was currently on hold and a revised proposal had not been submitted to bring this forward.

RESOLVED

To note the report.

10. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

11. DATE OF NEXT MEETING

It was noted that the date of the next meeting was 6 November 2023. There would be an addition meeting on 28 November 2023.

CHAIR: Councillor Barbara Blake

Signed by Chair

Date