

# **MINUTES OF THE MEETING Planning Sub Committee HELD ON Monday, 9th September, 2024, 7:00 – 8:30**

## **PRESENT:**

**Councillors: Lester Buxton, Sean O'Donovan, Barbara Blake (Chair), Nicola Bartlett, John Bevan, Cathy Brennan, Scott Emery, Emine Ibrahim and Alexandra Worrell**

**ALSO ATTENDING: Roland Sheldon, Planning Officer, Sarah Madondo, Planning Officer, Kodi Sprott, Principal Committee Coordinator, Robbie McNaugher, Head Of Development Management and Enforcement, Justin Farley, Senior Legal Officer, Richard Truscott, Principal Urban Design Officer, Rob Krzyszowski, Assistant Director Planning Buildings and Sustainability, Maurice Richards, Head Of Transport and Travel, John McRory, Team Manager**

### **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 have been received from Cllr Collett and Cllr Rice.

### **4. URGENT BUSINESS**

There were no items of urgent business.

### **5. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **6. MINUTES**

RESOLVED

To approve the minutes of the Planning Sub Committee held on the 17th July as a correct record.

### **7. PLANNING APPLICATIONS**

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

**8. HGY/2024/0464 COLLEGE OF NORTH EAST LONDON TOTTENHAM CENTRE, HIGH ROAD, TOTTENHAM, LONDON, N15 4RU**

Roland Sheldon, Planning Officer, introduced the item for demolition of the existing gym/lecture theatre block and the erection of a part four/part five-storey building (2,625 square metres GIA) to host a new Construction and Engineering Centre at the College.

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

- Cycling spaces would be for the use of the college only. Dockless parking provision is part of a different scheme. Officers were in the process of looking at permanent marked spaces for dockless parking.
- The proposal was to connect with DEN. they had secured future proofing mechanisms, the rest would be secured through planning conditions.
- There was not a mandatory requirement for design out crime, the proposed building is an internally located building with secure lines.
- In terms of the building design, there was a fire engineer as well as architects working though the means of escape and the type of construction. There would be robust brick construction which gave greater fire resistance. This design was also independently reviewed by a fire engineer. The college would have a duty in terms of their overall fire strategy, which would be subject to review by building control. There would also be an annual fire risk assessment for each building. The building fell below a level in which sprinklers were required. There would be fire exits at both north and south ends of the building.
- In terms of an escape lift, this would have an independent power supply which was designed for the means of escape.
- There was a lot of work done at the pre application stage in terms of views, analysis and how the building might sit behind the conservation area. In terms of the harm identified, this was a low level. Officers acknowledged the building would be glimpsed through the gaps between the listed buildings. The proposal would be an enhanced facility in the replacement building, given the current facilities are dated. The college was the largest further education provider in the borough with strong links to the council. These benefits outweighed the less than substantial harm affecting the heritage assets.
- There would be a green roof to deal with biodiversity net gain and also in terms of renewable energy.
- Site access as was currently shown, it was a service access road. It was acknowledged that this was also a bus lane and a cycle route with a wide pavement for pedestrians. By removing the 17 car parking spaces that were currently within the service yard, officers were creating a space that enabled deliveries and other vehicles to come in, turn around and exit in a forward gear. Hopefully this would create a much safer access. Officers had agreed to put together a construction management plan, there was a contractor on board currently looking at this.

The Chair asked Robbie McNaugher, Head of Development Management and Enforcement Planning to sum up the recommendations as set out in the report. The Chair moved that the recommendation be granted following a vote with 9 for, 0 against and 0 abstentions

**RESOLVED**

1. That the Committee resolve to GRANT planning permission and that the Assistant Director of Planning, Building Standards & Sustainability or the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a legal agreement providing the obligations as set out in the Heads of Terms below.
2. That the legal agreement referred to in resolution (2.1) above is to be completed no later than 9th October 2024 or within such extended time as the Assistant Director Planning, Building Standards & Sustainability/Head of Development Management shall in her/his sole discretion allow; and
3. That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions and informatives; and
4. 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 heads of terms and/or recommended conditions and informatives 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.

### **Summary Lists of Conditions, Informatives and Heads of Terms**

Summary of Conditions (a full list is included in Appendix 1)

1. Time limit
2. Approved plans and documents
3. Design/material conditions
4. Delivery and servicing plan
5. Construction and logistics management
6. Cycle storage
7. Disabled parking bay
8. Car parking management
9. Revised energy statement
10. Living roof
11. Overheating
12. Biodiversity Net Gain
13. BREEAM
14. Restriction on Use Class
15. Permitted development
16. Landscaping
17. Unexpected contamination

18. NRMM
19. Demolition and construction environmental management plan
20. Considerate contractors

Informatives

1. Proactive statement
2. Hours of construction work
3. Party Wall Act
4. Asbestos survey
5. Dust
6. Groundwater Risk Permit
7. Underground Water Assets
8. Minimum Water Pressure
9. Sprinkler installation
10. Designing Out Crime
11. Land ownership
12. S.106 Agreement and S.278 Agreement

**9. HGY/2024/1370 18 WEST ROAD & UNIT WEST MEWS, N17**

Sarah Madondo, Planning Officer, introduced the item for redevelopment of 18 West Road and Unit 4 West Mews comprising 2no. warehouses (Use Class B2/B8) with ancillary mezzanine floorspace and associated landscaping, yard, parking, access and infrastructure.

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

- This was an existing highway and existing industrial area; there were established patterns of traffic and usage. There was no weight restriction on this road, so all vehicles could use it. Currently on the site HGVS would show up and park on the pavement, whereas this proposal accounted for highways, servicing and delivery. Officers were comfortable from a highways and transport planning point of view.
- The fences proposed are similar to those currently being erected on Willoughby Road. There was a metal cladding system on this proposal and officers were happy with the quality of the metal.
- Highways work would be secured by section 278 agreement, the applicant would design the scheme, engineers would then estimate how much the scheme costs and that would be based on their rates and the agreed scope of work.
- The discrepancies on the energy modelling had not been resolved. There was a pre commencement condition to submit a revised energy statement to ensure that the modelling was done correctly. There was a chance that this could still be a zero carbon development, if not then there was a mechanism to get the carbon offset contribution through the Section 106 agreement.

- There was a provision in our planning obligations SPD to secure end user jobs. In this case, it wasn't clear that the applicant would be speaking to occupiers after they had planning permission to impose those obligations.
- Officers had the obligations on the construction, so local people would get the chance and priority to work in the construction.

The Chair asked Robbie McNaugher, Head of Development Management and Enforcement Planning to sum up the recommendations as set out in the report. The Chair moved that the recommendation be granted following a vote with 9 for, 0 against and 0 abstention.

## **RESOLVED**

1. That the Committee resolve to GRANT planning permission and that the Assistant Director of Planning, Building Standards & Sustainability or the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a legal agreement providing the obligations as set out in the Heads of Terms below.
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4. 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 heads of terms and/or recommended conditions and informatives 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. Summary Lists of Conditions, Informatives and Heads of Terms

**Summary of Conditions (the full text of the recommended conditions can be found in Appendix 1 of this report).**

### **Conditions**

1. Development begun no later than three years from date of decision
2. In accordance with approved plans
3. Materials submitted for approval
4. Land contamination
5. Unexpected contamination
6. Demolition/Construction Environmental Management Plans
7. Waste and recycling
8. CMP
9. Restrictive uses classes

10. Cycle parking Design and Layout
11. Surface Water Drainage
12. Surface Water Drainage Management and maintenance
13. Secure by design accreditation
14. Secure by design certification
15. Energy Strategy
16. Overheating
17. Urban Green factor
18. BREEAM
19. External lighting
20. Boundary treatment
21. Plant Noise
22. Section 278
23. Delivery and Service plan
24. Disabled parking bays
25. Car Parking Maintenance Plan
26. Electric Vehicle charging
27. Hard and soft landscaping works
28. Tree protection
29. Noise Management
30. Noise Management monitoring
31. Living roofs

### **Informatives**

- 1) CIL liable
- 2) Hours of construction
- 3) Party Wall Act
- 4) Street Numbering
- 5) Sprinklers
- 6) Water pressure
- 7) Thames Water Groundwater Risk Management Permit
- 8) Thames Water Underground Asset
- 9) Asbestos

- 10) Secure by design
- 11) Land ownership
- 12) NPPF

**10. UPDATE ON MAJOR PROPOSALS**

To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.

- The permission for Berol House did have upgrades to the windows. Planning permission had not been granted yet as officers continued to work through section 106.
- On Edmansons Close, officers were working to secure some grand funding for affordable housing.
- Regarding Lock Keepers college, there were pre application proposals for this. Officers had not had a follow up on this
- Officers had not yet heard next steps following feedback sessions with Highgate school.

**RESOLVED**

To note the report.

**11. 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.

**12. NEW ITEMS OF URGENT BUSINESS**

There were no new items of urgent business.

**13. DATE OF NEXT MEETING**

It was noted that the date of the next meeting was 8<sup>th</sup> October.

CHAIR: Councillor Barbara Blake

Signed by Chair .....

Date .....

