MINUTES OF THE MEETING Planning Sub Committee HELD ON Monday, 8th September, 2025, 7:00 - 8:10pm

PRESENT:

Councillors: Sean O'Donovan, Barbara Blake (Chair), Reg Rice (Vice-Chair), John Bevan, Cathy Brennan, Scott Emery, Emine Ibrahim 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 Cllr Collett, Cllr Barlett and Cllr Amin.

4. URGENT BUSINESS

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. MINUTES

Councillor O’Donovan raised that in the declarations of interest as set out in the previous meeting’s minutes, he was noted as being chair of the Alexandra Palace and Park Board. He wanted it noted that this was incorrect, as he is the vice chair of this board, not the chair. This was a position allocated by the council; therefore, he had no prejudiciary interests regarding the 13 Bedford Road planning application.

RESOLVED

To confirm and sign the minutes of the Planning Sub Committee held on 29th July as a correct record.

7. PLANNING APPLICATIONS

Samuel Uff, principal planning officer, introduced the item.

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

- There would be a mixture of tenures within this development, there would be connected cores and residents would still have individual accesses for each of those.
- Affordable rent is the closest affordable tenure to the social housing model, in terms of costs to residents. The council would be purchasing a few of the affordable homes. It was not yet confirmed which homes the council would purchase in the final phase of the St Ann's masterplan.
- In the affordable rented houses, there would be separate kitchen-diners, all other homes would be open plan.
- There was no operator on board yet for the shop in the development,
- There would be 54% affordable rented homes within this scheme, which builds into the overall 60% figure across the wider St Ann's masterplan.
- The applicant had gone through a marketing exercise over the summer regarding the water tower (located Phase 1A) and is likely to bring it forward now as part of the workspace offer.
- The applicant had retained almost all the trees on the site; there would also be fruiting trees which would form a courtyard on the site.
- In terms of bike storage for the houses, residents would take their bikes around to the back of the house and lock it in storage in the back garden; this would allow for bin stores to be located at the front, whilst minimising clutter.
- The applicant had been marketing the commercial space in a previous phase for a year, so far, they had received interest from a workspace and a nursery.
- The development would pay CIL and it could be possible for this to spent on libraries, this has been done previously.
- The applicant undertook a comprehensive flood risk assessment and drainage strategy with each phase, they had resubmitted that information along with an additional detailed strategy and drainage strategy as well. There was a positive meeting with the flood risk officer recently.

The Chair asked Catherine Smyth, Head of Development Management and Enforcement Planning to sum up the recommendation as set out in the report. The Chair moved that the recommendation be approved following a unanimous decision.

RESOLVED

2.1 That delegated authority be granted to the Head of Development Management or the Director of Planning and Building Standards to make any alterations, additions or deletions to the 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 Planning Sub-Committee.

2.2 That the Committee resolve to GRANT CONSENT for both the reserved matters approval application and approval of details for phase 3 of the development in relation to Conditions 61 (Reserved Matters Submission Requirements), (62 (Reserved Matters Timeframe), 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 73 (Climate Change Adaptation), 77 (Car Park

Management Plan), 79 (Energy Strategy) and 80 (Overheating Strategy) and partial approval of condition 72 (Boundary Walls).

2.3 That the Committee authorise the Head of Development Management or the Director of Planning and Building Standards to issue the reserved matters consent subject to the conditions and informatives set out below.

2.4 That the Committee authorise the Head of Development Management or the Director of Planning and Building Standards to issue the approvals, discharging the conditions submitted.

8. UPDATE ON MAJOR PROPOSALS

- Broadwater Farm – the project includes the latest fire safety requirements
- Drapers Almshouses, officers are checking the history of the use regarding lettings
- Tottenham Hotspur residential scheme - an application had been submitted. There had been pre-apps, with the scheme being redesigned on the basis of fire safety requirements, and the development lost some homes.The HSE are satisfied.
- Ashley Road/factory – there was a pre app on this, but nothing further had come forward.
- Tottenham Hotspur events - There is a review mechanism on the cap of the number of major non-football events at the stadium; an application will be submitted soon. THFC need to provide a report to the LPA on this by the middle of October, the Council then need to decide by mid-December.
- Lock keepers Cottage- permission granted, but development not come forward. Gave pre-app advice.
- YMCA pre app – YMCA would continue to provide accommodation for young people in any new redevelopment,

RESOLVED

To note the report.

9. 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.

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 9th October

CHAIR: Councillor Barbara Blake

Signed by Chair ………………………………..

Date …………………………………