MINUTES OF THE Planning Sub Committee HELD ON Monday, 5th October, 2026, 7:00 - 8:30pm

PRESENT:

Councillors: John Bevan (Vice-Chair), Scott Bentham-Emery (Chair), Kaushika Amin, Simon Clark, Marc Jenner, Luisa Brands, Mike Hodges, Dana Carlin, Melanie Gingell and Sue Jameson

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 Gray

4. URGENT BUSINESS

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. MINUTES

RESOLVED

To confirm and sign the minutes of the Planning Sub Committee held on 7th September as a correct record.

7. PLANNING APPLICATIONS

Tania Skelli, Team Manager, introduced the report for the former car wash, land on the east side of Broad Lane, N15 4DE concerning demolition of existing structures and erection of a 3 to 9 storey high building comprising commercial and employment floorspace within Use Classes E(c)(i-iii), E(e) and E(g)(i-iii), together with cycle and refuse storage, Blue Badge parking, landscaping, and associated works.

- The applicant explained that the proposed Class E uses would provide flexibility for a range of commercial and employment activities, including offices,

administrative services, medical and health services, and research and development, subject to the relevant use class provisions.

- At ground-floor level, the plans showed a reception area on the western side, with links to Units 1 and 2, which could be occupied together as one large space or subdivided into separate units. As the development was speculative, there were no known intended occupiers at that stage. The building had therefore been designed to provide flexibility, allowing future occupiers to adapt the space to meet their requirements across the various floors.

- The applicant advised that highway improvements and measures to promote active travel were proposed. A contribution of £60,000 had been secured towards improvements, including measures to enhance the pedestrian and cycling environment. A further contribution towards tree planting was also proposed, although the precise details and locations had yet to be determined.

- The officer explained that planning obligations had to be considered in the context of the development as a whole and had to be reasonably related to the development in scale and kind. The obligations secured therefore varied between schemes.

- In this case, the proposed employment use would provide opportunities for local residents, supported by employment-related obligations within the Section 106 agreement, including provisions relating to local employment and apprenticeships during demolition and construction. The officer also highlighted the benefit of bringing a vacant site back into use, noting that it had been vacant for a number of years and had, more recently, been used primarily for an activity that was not considered particularly compatible with neighbouring uses.

- The officer considered that securing a financial contribution towards tree planting in the local area would provide an additional benefit to the environment.

- In response to questions regarding social value and apprenticeships, the officer explained that the Council's Economic Development Team managed these requirements for major developments. The number of apprenticeships and the level of contribution sought were determined according to the scale and cost of the development. It was clarified that these requirements related to the construction and demolition phases, rather than controlling who would be employed at the completed development.

- The officer undertook to provide further information to the Planning Sub Committee on how the social value requirements were administered.

- The applicant explained that the proposal had been subject to a lengthy process of refinement, including engagement with the Quality Review Panel (QRP) between the initial submission and the pre-application stage. The submitted report set out the Panel's recommendations and how these had been addressed.

- The applicant advised that the existing neighbouring residential properties were relatively low-rise compared with the scale of development anticipated for the wider area. The proposed building had therefore been designed to respect the existing context while responding to the potential for future intensification.

- The building would rise from three to four storeys at the front to nine storeys at the rear. The design had taken account of the adjoining retail park, the potential for future development to the rear and the existing Archives building within the industrial estate.

- The officer added that the site was located on the edge of Tottenham Hale centre, an area with strong public transport connections and significant high-rise development. The adjoining retail park was allocated for redevelopment in the current Local Plan and was expected to remain allocated for development in the emerging Local Plan, subject to the progression of the draft plan.

- The wider industrial estate was expected to undergo significant intensification, with greater provision for offices and creative industries replacing some of the lower-density warehousing and industrial uses. The officer considered the proposal to be an example of intensifying the use for employment purposes.

- It was further noted that, although the neighbouring residential properties were two storeys in height, housing on the opposite side of Broad Lane comprised buildings of approximately three to five storeys.

- The applicant explained that opportunities to make Broad Lane greener had been considered, although the precise locations for additional tree planting had not yet been identified.

- The relevant obligation had therefore been drafted to allow flexibility over where trees could be planted. The applicant noted that existing infrastructure within the public highway might restrict planting in particular locations, including areas outside the application site. A flexible approach was considered necessary to retain the opportunity for tree planting.

- The applicant explained that the development had also sought to maximise the provision of employment floorspace, which limited the scope for additional landscaping at ground-floor level. Green roofs and a roof terrace had been incorporated into the design, however.

- It was hoped that the proposed transport and active travel improvements would contribute to a more pedestrian-friendly environment and support further greening of the area. However, the precise location of future improvements could not be confirmed at this stage.

- The applicant explained that the elevations had been designed with defined entrances and substantial glazing to provide visual activity between the interior and exterior of the building.

- In relation to the ancillary café proposed within Unit 3, the applicant clarified that the intention was for the relevant elevation to have a more active appearance, even though café were to be used exclusively by employees.

- The applicant also referred to the potential for future development within the industrial area to introduce additional access points and pedestrian routes to the east of the site. An open space to the east could potentially be opened up to pedestrian movement connecting with Fountain Road to the south, subject to future development and masterplanning.

- Although these opportunities remained uncertain, the applicant considered that the proposed entrances and glazing would provide visual activity and could contribute to improved pedestrian movement and vitality in the future.

- The applicant clarified that the green roofs would not be accessible to users and that the roof terrace would provide the development's only outdoor amenity space.

- The roof terrace had been positioned away from neighbouring residential properties. The applicant advised that the roof terrace was intended for employees only and would have limited capacity. Landscaping around its perimeter would provide a degree of acoustic screening.

- The applicant explained that the distance from neighbouring residential windows, together with the proposed commercial and office use and the limited capacity of the terrace, meant that significant noise impacts were not anticipated. The applicant was also considering whether additional acoustic screening was necessary, although the design was considered sufficient at this stage.

- In response to a question regarding operating hours, the officer advised that the relevant condition included restrictions on activity during bank holidays and limited Sunday activity to 6.00 pm.

- The officer explained that one Blue Badge parking space was considered sufficient for the proposed development, given its location and proximity to Tottenham Hale Station, which was accessible, together with connecting bus services. The Council's highways and transport officers had considered this provision adequate, and the planning officer agreed that one space would suffice in this instance.

- In response to further questions from Members regarding the implementation of social value requirements, the officer explained that the applicant would liaise with the relevant Council officer, with the practical arrangements to be established through subsequent discussions.

- The officer noted that the requirements had been requested by officers and that the applicant had agreed to them. The Council's supplementary planning

document (SPD) provided general guidance, although further discussions would be required following the planning decision to establish the detailed arrangements.

- The officer undertook to invite the Council's social value officers to a future Planning Sub-Committee meeting to explain their role and the Section 106 obligations applicable to major developments in the borough. It was noted that this might not be possible at the next meeting, as arrangements and preparation time would be required. The officer confirmed that this would be arranged as soon as possible.

- In response to a query regarding the proposed opaque windows, the officer clarified that the glazing would be structurally opaque glass rather than a film applied to the windows. This would prevent overlooking, and the relevant arrangements would be secured through a planning condition.

The Chair asked Catherine Smyth, Head of Development Management and Planning Enforcement, to sum up the recommendation as set out in the report

- The officer confirmed that the application sought the demolition of the existing structures and the erection of a building ranging from three to nine storeys, providing commercial and employment floorspace within the relevant Use Classes, together with cycle and refuse storage, Blue Badge parking, landscaping and associated works.

- The officer advised that no amendments to the recommendation or conditions had arisen from the discussion at the meeting. An addendum had been circulated to clarify several matters and to introduce additional wording to a condition restricting the provision of internal and external roller shutters, in the interests of visual amenity.

- The officer recommended that planning permission be granted, subject to the completion of a legal agreement and the conditions set out in the report.

. The Chair moved that the recommendation be approved following a unanimous vote.

RESOLVED

- That the Committee resolves to GRANT planning permission and that the Head of Development Management or the Director of Built Environment & Highways 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.

- That delegated authority be granted to the Head of Development Management or the Director of Built Environment & Highways to make any alterations, additions or deletions to the recommended heads of terms 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.

- That the agreement referred to in resolution (2.1) above is to be completed no later than 31st January 2027 or within such extended time as the Head of Development Management or the Director of Built Environment & Highways shall in her/his sole discretion allow; and That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions and informatives.

Conditions
1. Time Limit (Compliance)
2. Approved plans and Documents (Compliance)
3. Materials and Detailed Design (Prior to commencement of above ground works)
4. Landscaping (Prior to occupation)
5. Urban Greening Factor (Prior to completion of the construction)
6. Energy Strategy
7. Overheating Strategy (Prior to commencement of above ground works)
8. BREEAM (Pre-commencement)
9. Biodiversity Measures (Pre-commencement)
10. Living roofs (Prior to commencement of above ground works)
11. Delivery and Servicing Plan and Waste Management (Prior to first use/occupation)
12. Waste/Recycling Storage (Prior to first use/occupation)
13. Cycle Parking (Prior to commencement of above ground works)
14. Wheelchair Accessible Car Parking (Prior to first use/occupation)
15. Land Contamination (Pre-commencement)
16. Unexpected Contamination (if identified)
17. Air Quality Assessment (Prior to first use/occupation)
18. Demolition and Construction Environmental Management Plans (Pre commencement)
19. NRMM - Non-road mobile machinery (Pre-commencement)
20. Management and Control of Dust (Pre-commencement)
21. Considerate Constructors (Pre-commencement)
22. Restrictive uses classes
23. Secure by design accreditation (Prior to commencement of above ground works)
24. Secure by design certification (Prior to first use/occupation)
25. External lighting (Prior to commencement of above ground works)
26. Plant Noise
27. Obscure glazing (Prior to first use/occupation)
28. Workspace frontage
29. Workplace Travel Plan (Prior to first use/occupation)
30. SuDs Management and Maintenance Strategy (Prior to first use/occupation)
31. Removal of permitted development rights for commercial space (Class E)
32. Hours of Operation

8. UPDATE ON MAJOR PROPOSALS

- In response to a question regarding when the YMCA application would be presented to the Planning Sub-Committee, the officer advised that the proposal had previously been discussed at a pre-application briefing. The applicant continued to work with the Council while the application was being assessed. The officer anticipated that the application would be reported to the Planning Sub-Committee in the first week of December.

- Officers advised that negotiations between the applicant and the Council in respect of 13 Bedford Road remained ongoing.

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 December.

CHAIR: Councillor Scott Bentham-Emery

Signed by Chair ……..

Date ……