

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 31st July, 2017, 7.00 pm - Civic Centre, High Road, Wood Green, N22 8LE

Members: Councillors Natan Doron (Chair), Toni Mallett (Vice-Chair), Dhiren Basu, Barbara Blake, David Beacham, John Bevan, Clive Carter, Jennifer Mann, Peter Mitchell, James Patterson and Ann Waters

Quorum: 3

1. **FILMING AT MEETINGS**

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. **PLANNING PROTOCOL**

The Planning Committee abides by the Council's Planning Protocol 2016. A factsheet covering some of the key points within the protocol as well as some of the context for Haringey's planning process is provided alongside the agenda pack available to the public at each meeting as well as on the Haringey Planning Committee webpage.

The planning system manages the use and development of land and buildings. The overall aim of the system is to ensure a balance between enabling development to take place and conserving and protecting the environment and local amenities. Planning can also help tackle climate change and overall seeks to create better public places for people to live, work and play. It is important that the public understand that the committee makes planning decisions in this context. These decisions are rarely simple

and often involve balancing competing priorities. Councillors and officers have a duty to ensure that the public are consulted, involved and where possible, understand the decisions being made.

Neither the number of objectors or supporters nor the extent of their opposition or support are of themselves material planning considerations.

The Planning Committee is held as a meeting in public and not a public meeting. The right to speak from the floor is agreed beforehand in consultation with officers and the Chair. Any interruptions from the public may mean that the Chamber needs to be cleared.

3. APOLOGIES

4. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 9 below.

5. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

6. PRE-APPLICATION BRIEFINGS

The following items are pre-application presentations to the Planning Sub-Committee and discussion of proposals.

Notwithstanding that this is a formal meeting of the Sub-Committee, no decision will be taken on the following items and any subsequent applications will be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

The provisions of the Localism Act 2011 specifically provide that a Councillor should not be regarded as having a closed mind simply because they previously did or said something that, directly or indirectly, indicated what view they might take in relation to any particular matter. Pre-application briefings provide the opportunity for Members to raise queries and identify any concerns about proposals.

The Members' Code of Conduct and the Planning Protocol 2016 continue to apply for pre-application meeting proposals even though Members will not be exercising the statutory function of determining an application. Members should nevertheless ensure that they are not seen to pre-determine or close their mind to any such proposal otherwise they will be precluded from participating in determining the application or leave any decision in which they have subsequently participated open to challenge.

7. LAND AT HARINGEY HEARTLANDS, BETWEEN HORNSEY PARK ROAD, MAYES ROAD, CLARENDON ROAD AND THE KINGS CROSS / EAST COAST MAINLINE (PAGES 1 - 10)

Proposal: Hybrid application (part outline and part detailed) for a revised masterplan for the redevelopment of the site to provide approximately 1600 residential units, and an increase in commercial floorspace over the previously approved scheme.

8. LAND NORTH OF MONUMENT WAY AND SOUTH OF FAIRBANKS ROAD, N17 (PAGES 11 - 18)

Proposal: Submission of reserved matters namely a) scale b) layout c) landscape and d) appearance for a development comprising a total of 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories pursuant to outline planning application ref: HGY/2016/2184.

9. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

10. DATE OF NEXT MEETING

11 September 2017

Felicity Foley, Principal Committee Co-ordinator
Tel – 020 8489 2957
Fax – 020 8881 5218
Email: felicity.foley@haringey.gov.uk

Bernie Ryan
Assistant Director – Corporate Governance and Monitoring Officer
River Park House, 225 High Road, Wood Green, N22 8HQ
Friday, 21 July 2017

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Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2017/0015

Ward: Noel Park

Address: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline

Proposal: Hybrid application (part outline and part detailed) for a revised masterplan for the redevelopment of the site to provide approximately 1600 residential units, and an increase in commercial floorspace over the previously approved scheme.

Agent: Quod

Ownership: Private

Case Officer Contact: Adam Flynn

2. BACKGROUND

- 2.1 The scheme is being reported to Planning Sub Committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that the proposal will be presented as part of a planning application to members of the Planning Committee later in the year.
- 2.2 The Haringey Heartlands area lies in the centre of the Borough and is one of the Growth Areas identified in the Council's Local Plan 2013. The area is also identified in the London Plan as an Area of Intensification.
- 2.3 Haringey's Site Allocations Development Plan Document (DPD) contains detailed provisions on the Growth Area / Area of Intensification, and specific site allocations for a number of sites in the area ('The Western Heartland Area'). This includes this application site, as 'SA22: Clarendon Square', which has been further developed as the council have gone on to prepare a Wood Green Area Action Plan (AAP). The Wood Green AAP includes this application site as 'SA18: Clarendon Road'. The two documents are at different stages; the Site Allocations DPD has been through its Examination in Public (EiP), and the Council have consulted on Post-Hearing Modifications (November 2016 – January 2017), and submitted the Modifications to the inspector. Whilst the Wood Green AAP is currently out for Preferred Options Consultation (February – March 2017). Therefore, although the AAP is more recent, the Site Allocations DPD is considered in planning policy terms to have more weight.

- 2.4 The AAP and Site Allocations both build upon the adopted 2005 Haringey Heartlands Development Framework. This established the principle of redeveloping the existing former industrial and utility lands, including the gasholders, of which there were originally two, to provide a mixture of housing, community, cultural and educational facilities and employment.
- 2.5 The original Site Allocations DPD proposed an indicative development capacity of 1,080 residential units, 700sqm of commercial floorspace, 920sqm of town centres uses, and 550sqm of other floorspace.
- 2.6 However, the proposed modified Site Allocation DPD SA22 states '*the PTAL accessibility of this site (now confirmed to be PTAL 4-6) and its Central character setting applying Table 3.2 of the London Plan Density Matrix, could mean that the site could support increased scale and densities beyond that already approved, subject to achieving an acceptable overall land use mix.*'
- 2.7 The AAP SA18 reads:
- Creation of a comprehensive mixed use development, including new employment, residential, and a new urban square with ancillary retail centre uses, a decentralised energy hub, community uses, and establishing principle north-south and east-west connections through the area.*
- 2.8 The APP proposes an indicative development capacity of 1,610 residential units, 14,091sqm of commercial floorspace, and 7,046 sqm of town centres uses.

3. SITE AND SURROUNDS

- 3.1 The application site forms part of the wider Haringey Heartlands area and is situated on land between Hornsey Park Road, Mayes Road and the London Kings Cross/East Coast Main Line, Clarendon Road and Coburg Road. The site covers an area of 4.83 ha and includes land, buildings and structures owned by National Grid Property and the Greater London Authority. The site is currently characterised by cleared, derelict land on the southern portion, with light industrial and commercial buildings to the northern portion.
- 3.2 The surrounding land uses includes a mix of residential, retail, office, industrial and operational land. To the east is Hornsey Park Road characterised by two storey terraced dwellings with gardens backing on to the site. Coburg Road to the northern boundary of the site is characterised by a number of industrial units and the further north are a number of cultural facilities including The Mountview Academy of Theatre Arts and The Chocolate Factory artist spaces. To the north-west is a recently completed secondary school for up to 1,100 students. To the south is Clarendon Road which contains a number of light industrial and office uses.

- 3.3 To the west of the railway line is New River Village, a contemporary residential development. There is a pedestrian access between the two sites adjacent to the water treatment works and under the railway.
- 3.4 The site has a Public Transport Accessibility Rating (PTAL) of four and is within close proximity to Turnpike Lane and Wood Green Underground stations, Alexandra Palace and Hornsey train stations, and is within walking distance of numerous bus routes.

4. PROPOSED DEVELOPMENT

- 4.1 This proposal is for a substantially revised masterplan, with proposals for the southern half of the site; up to and including the pocket park and the block north of it on the west side of the north-south street (Mary Neuner Way / Clarendon Road) to be a detailed planning application and for the remaining northern half of the site to be in outline. The northern part of the scheme is being submitted in outline to allow the scheme flexibility to tie-in with other neighbouring developments as they come forward.

5. PLANNING HISTORY

5.1 Outline Planning Permission

In 2009, an Outline planning application (accompanied with an Environmental Impact Assessment) (ref. HGY/2009/0503), was submitted for the demolition of existing structures and redevelopment of the site to provide a residential led, mixed-use development, comprising:

- between 950 to 1,080 residential units (C3);
- 460sqm to 700sqm of office uses (B1);
- 370sqm to 700sqm of retail/financial and professional services uses (A1/A2);
- 190sqm to 550sqm of restaurant/cafe/drinking establishment uses (A3/A4);
- 325sqm to 550sqm of community/assembly/leisure uses (D1/D2);
- new landscaping, public and private open space,
- energy centre, two utility compounds,
- up to 251 car parking spaces, cycle parking, access and other associated infrastructure works.

This planning application was approved on 18 June 2009 subject to a section 106 legal agreement.

- 5.2 A full reserved matters application (ref. HGY/2016/1661) was submitted in June 2016 to approve reserved matters for the design of the original outline approval. In it, Sprunt Architects produced a workable design that could have implemented Make Architects original 2009 proposals. The QRP reviewed these proposals in 2016. The application was approved in the knowledge that the QRP had

expressed reservations about its design, and recommended “a fundamental rethink of the overall masterplan”, understanding that this was indeed proposed. This application is that fundamentally rethought masterplan.

- 5.3 A revised reserved matters application for Building C7 was submitted and approved in May 2017 (ref. HGY/2017/0821). This application was to provide a revised design to this block to allow it to tie into the old masterplan to allow works to commence, whilst allowing the revised masterplan to come forward.

6. CONSULTATION

6.1 Internal/external consultation:

- 6.2 The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council’s Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council’s SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. The applicant has confirmed they will be undertaking their own consultation prior to the submission of the application as required by the NPPF and the council’s statement of community involvement (SCI) which sets out details of the developer undertaking community engagement.

6.3 Development Management Forum

- 6.4 The proposal has been presented to a Development Management Forum. Feedback from the Forum will be included within the written report to a forthcoming planning sub-committee. The key issues raised at the Forum were:

- The proposed heights of buildings
- The proposed density
- Lack of justification for increased heights and density
- Building layouts and variations in heights
- The location of tall buildings and the impact on local character
- Affordable housing, mix of tenures, and lack of family housing
- Noise
- Car parking
- De-culverting the Moselle
- Open space – public vs. private; size; lack of spaces
- Employment floorspace and employment gains

6.5 Quality Review Panel

6.6 The proposal has been presented to the QRP and discussions are ongoing with further meetings planned.

7. MATERIAL PLANNING CONSIDERATIONS

7.1 Although the general strategic layout of the proposals remains a residential-led mixed use development of flatted blocks rising in height east to west and north to south, with non-residential uses on some ground and first floors, with employment and retail focussed towards the northern part of the site. However, in addition to increasing residential unit numbers and employment floorspace to reflect anticipated increased public transport accessibility and the assessment in the Urban Characterisation Study as of 'central' character, the form and layout of blocks is being significantly broken up to create a greater variety of individual buildings with spaces of different characters between. The buildings proposed across the site range from two-storeys up to 18-storeys. The heights of buildings will step up from the south of the site to the highest elements in the north.

7.2 Officers have been generally supportive of this new approach, particularly welcoming the less monolithic blocks, and the opportunities to create greater character and interesting public and private spaces between buildings. In addition, officers welcome the likelihood that residential quality and amenity will be improved, with significantly fewer single aspect flats, a good distribution of ground and first floor maisonettes with their own front doors and/or private gardens as well as ground floor non-residential uses creating active frontages. Other positive aspects include the compatibility with (and protection of) the existing housing adjacent and the creation of a network of interesting, pedestrian friendly spaces that will not be car-dominated. Officers feel that this is a significant improvement on the previous reserved matters scheme.

7.3 Officers consider the more fragmented block forms and increased vertical emphasis as a significant improvement. The applicants propose an interesting system of elevational treatments, proportions and material choices that seek to give a unity to the facades around the spaces rather than to the blocks themselves, which officers consider could be very successful. In addition, they feel that the distribution of community, retail and employment uses has a great deal of logic and appeal, and that the proposed public and private open spaces are promising. It is also recognised that a comprehensive Design Code will be required for the northern, outline, portion of the site.

7.4 The scheme does seek to increase the number of residential dwellings on the site together with a good proportion of commercial space. The density of the proposal would therefore increase in comparison to the extant scheme but would be within the thresholds as set out in the AAP.

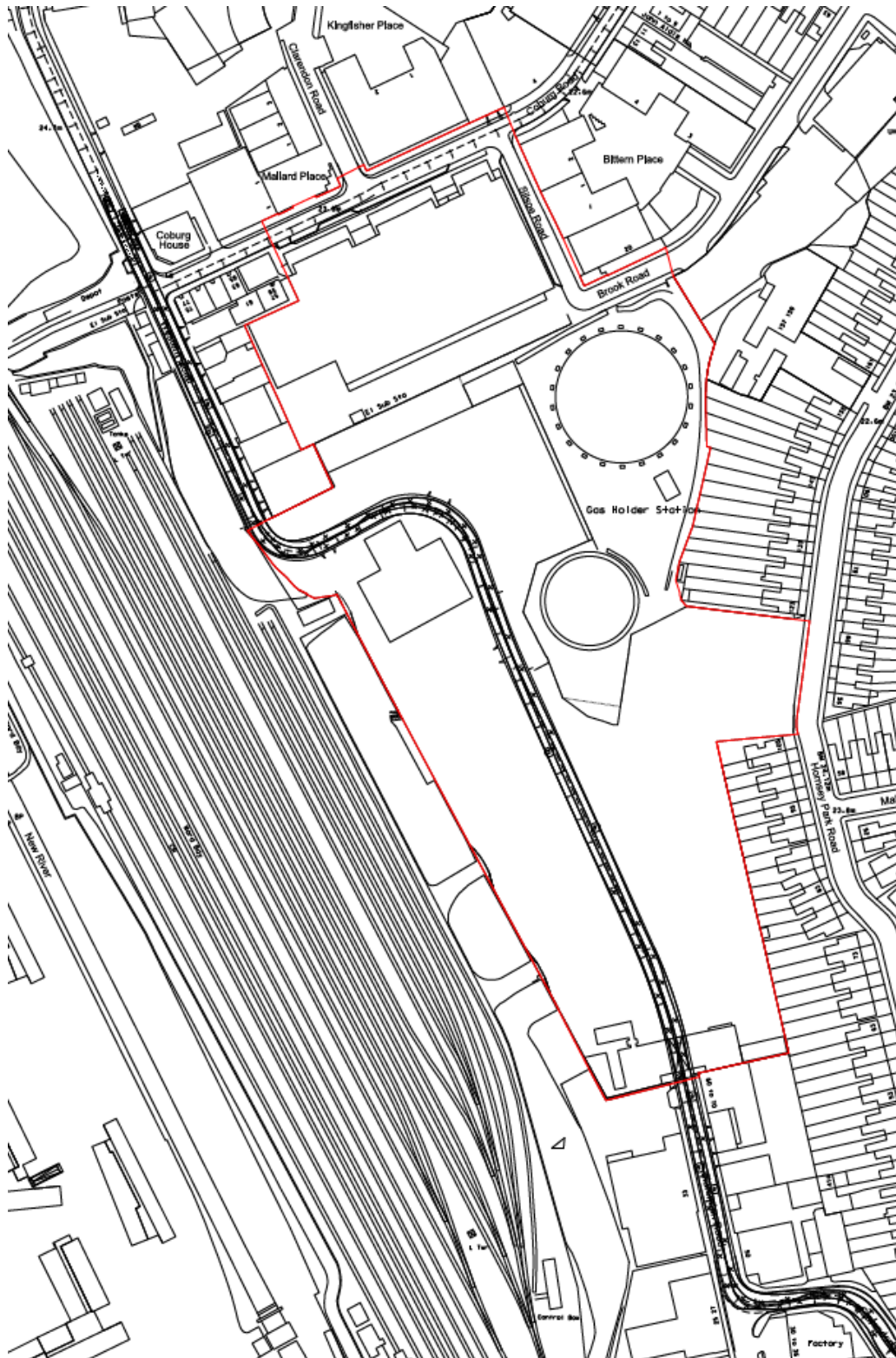
7.5 The main planning issues raised by the proposed development are:

1. Principle of the development
2. Design and appearance
3. Affordable housing
4. Density
5. Housing mix
6. Impact on residential amenity
7. Quality of accommodation
8. Parking and highway safety
9. Accessibility
10. Sustainability
11. Drainage
12. Contamination
13. Waste
14. Air Quality

7.6 These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES

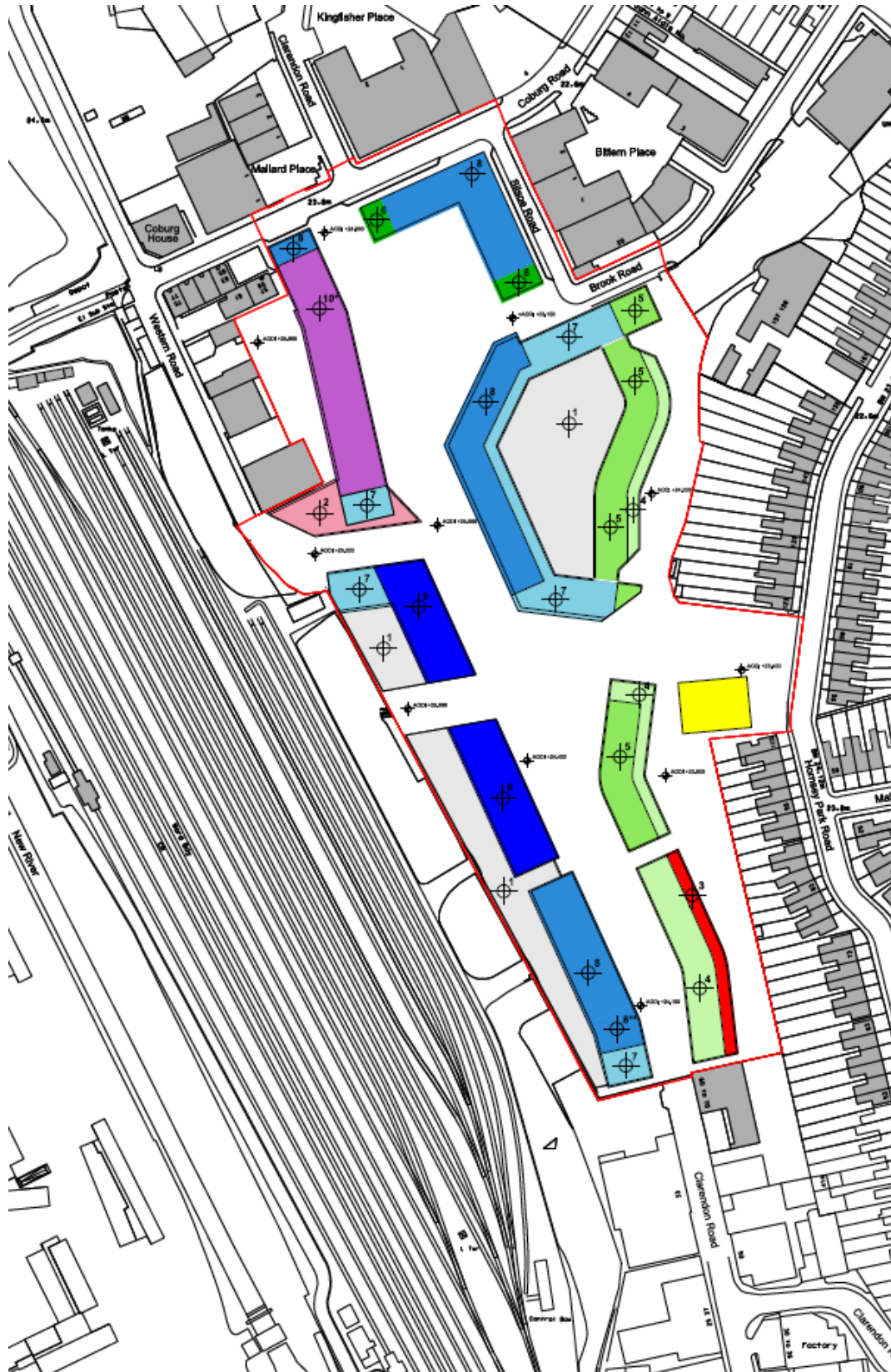
Site Location Plan



Proposed Illustrative Masterplan



Previously Approved Outline Masterplan



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Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2017/0008

Ward: Tottenham Hale

Address: Land north of Monument Way and south of Fairbanks Road, N17

Proposal: Submission of reserved matters namely a) scale b) layout c) landscape and d) appearance for a development comprising a total of 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories pursuant to outline planning application ref: HGY/2016/2184

Agent: Allies and Morrison

Ownership: Haringey Council

Case Officer Contact: Tobias Finlayson

2. BACKGROUND

2.1 The reserved matters proposal is being reported to Planning Sub-committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any reserved matters planning application submitted for formal determination. It is anticipated that the reserved matters application will be submitted shortly and will be presented to the Planning Sub-committee later in the year.

3. SITE AND SURROUNDS

3.1 The property is located on the northern side of Monument Way, to the south of the existing Fairbanks Road. The site is currently vacant apart from some landscaping and car parking. The site currently forms a buffer for the Chestnut Estate from Monument Way.

3.2 The long, thin site is bordered by streets on two sides with five flatted blocks of the Chestnut Estate sitting adjacent to the site to the north. Monument Way to the south is a very busy major 'A' road and Welbourne Primary School lies on the opposite side of Monument Way.

3.3 The site forms part of Site TH10 in the Pre-submission Version of the Tottenham Area Action Plan (AAP) 2016. The site is not located within a Conservation Area, and does not contain any statutory listed buildings.

- 3.4 The site has a Public Transport Accessibility Rating (PTAL) of 5 and 6 and is within close proximity to Tottenham Hale Underground and rail station and is within walking distance of numerous bus routes.

4. PROPOSED DEVELOPMENT

- 4.1 The proposal relates to the submission of reserved matters application namely scale, layout, landscape and appearance for development in relation to an outline planning application (ref: HGY/2016/2184) for development of the site to create a residential development of 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories (scale, layout, landscape and appearance reserved was, subject to a section 106 legal agreement, approved at Planning Sub-committee on 13 February 2017). This has not yet been signed but will be very soon.

6. CONSULTATION

Internal/external consultation

- 6.2 The applicant has been advised of the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI, applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council.
- 6.3 Prior to submission of the approved outline application, the Council's Regeneration Team undertook significant engagement with local residents in the vicinity of the site. Once submitted, the outline application was consulted on in accordance with the Council's SCI.
- 6.4 Subsequent to the outline application being approved at committee in February 2017, the applicant has held further community engagement with a consultation event held on the 15th and 16th March 2107.
- 6.3 Once submitted, the reserved matters application will also be consulted on in accordance with the Council's SCI.

Quality Review Panel

- 6.6 The proposal was presented to the Quality Review Panel (QRP) on 15 March 2016. The summary of the QRP views are as follows:

The Quality Review Panel finds much to admire in the proposals for Monument Way, which promise high quality development for this

significant site. The key challenge at this design stage is to ensure the best possible relationship with the housing to the rear of the site. The panel thinks there is scope to refine the architecture of the rear elevation, to improve its appearance and light reflecting qualities. They also think the roof scape could be refined, to minimise overshadowing, within the parameters of the outline approval.

7. MATERIAL PLANNING CONSIDERATIONS

7.1 The National Planning Practice Guidance makes clear that reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be 'reserved' for later determination). These are defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as:

- Access – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- Appearance – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- Landscaping – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.
- Layout – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- Scale – the height, width and length of each building proposed within the development in relation to its surroundings.

7.2 The outline planning approval (subject to the signing of the section 106 agreement), approved the land use principles and parameters of the development as well as access.

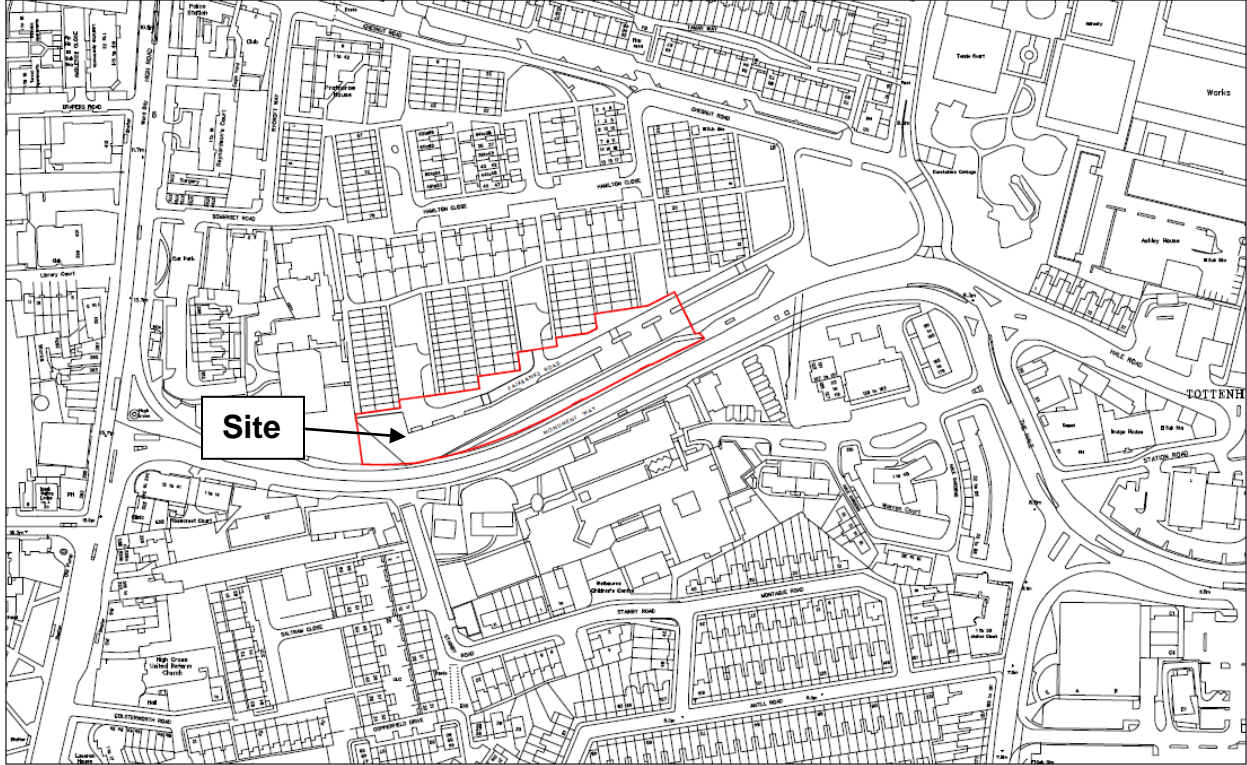
7.3 Therefore, the outline application did not approve the visual appearance of any building on the site and the internal unit layouts and positioning of amenity spaces were reserved. The site-wide heights of the blocks (including level of roof

form) were fixed by way of a conditioned parameter plan however, the scale of the buildings is also a reserved matter.

- 7.4 Subsequent to the Planning Sub-committee resolution to approve the outline application, Council officers and the applicant have held several pre-application meetings to facilitate submission of a reserved matters application considered acceptable by Council officers.
- 7.5 The main planning issues raised by the outstanding reserved matters (scale, layout, landscaping and appearance proposal) are:
1. Design and appearance
 2. Impact on adjoining residential amenity
 3. Parking and highway safety
 4. Quality of accommodation
 5. Accessibility
 6. Energy and sustainability
 7. Tree protection and ecology
 8. Air quality
 9. Land contamination
 10. Flood risk and Drainage
 11. Waste management
- 7.6 These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES

Site location plan



Indicative site plan



Proposed visual of front elevation (looking west along Monument Way)



Proposed visual of side elevation (looking north west along Monument Way)

