

MINUTES OF MEETING Planning Sub Committee HELD ON Monday, 7th December, 2020, 7.00 - 8.50 pm

PRESENT:

**Councillors: Sarah Williams (Chair), Gina Adamou (Vice-Chair),
John Bevan, Peter Mitchell, Reg Rice, Viv Ross, Yvonne Say, Liz Morris
and Sheila Peacock**

473. FILMING AT MEETINGS

The Chair informed all present that the meeting would be streamed live on the Council's website.

474. PLANNING PROTOCOL

The Chair drew attention to item 2 of the agenda.

475. APOLOGIES

Apologies for absence were received from Councillors Basu, Cawley-Harrison and Stone.

Councillors Morris and Peacock were in attendance as substitutes.

476. URGENT BUSINESS

There was no urgent business.

477. DECLARATIONS OF INTEREST

None.

478. MINUTES

RESOLVED that the minutes of the Planning Committee held on 9 November 2020 be approved.

479. HGY/2020/1724 - 7 CROSS LANE N8 7SA

The Planning Officer introduced the application for the demolition of existing buildings and erection of two buildings of six storey (Block B) and five storey (Block A) comprising flexible commercial floorspace (Use Class A1, A2, B1(a-c), B8, D1 and D2) at ground floor level of Block A and housing including associated hard and soft landscaping, refuse and recycling storage and car parking and cycle storage (Amended Description).

There were no speakers in relation to the application. Officers responded to questions from the Committee:

- The parking spaces were considered to be tight in respect of vehicles reversing out of spaces. However, the size of the spaces met the space requirements for parking spaces. Each space had a buffer space between to allow for movement between vehicles.
- There was one main bin store and residents would be required to empty their own bins into the main bins in the store. The site management team would be responsible for moving the bins on collection days.
- Rent levels would be set at London Affordable rent. This approach would generate more units than if rent levels were set at Social rent.
- Discussions around viability had taken place for some time and a number of factors were taken into account when negotiating an appropriate profit margin. The agreed profit level was set out in the 2nd letter.
- The scheme provided 13 affordable units, plus a contribution of £65,000. This contribution would be added to the general housing programme fund to provide affordable units elsewhere in the Borough.
- The proposed space would potentially create 19 job, and a range of uses had been recommended in the report.
- The child play space was set apart from the parking spaces.
- The area currently had sufficient capacity for car club users. The capacity would be monitored and if demand were to increase then additional spaces for car club vehicles could be provided on local roads.
- There was a distance of 18m between buildings, which was considered a good window to window distance. Where there was a smaller distance of 9.6m, this was facing onto a secondary window in a room.

Richard Quelch, Planning Agent, responded to questions from the Committee:

- The blocks had not yet been named, but suggestions could be provided to the applicant.
- The Registered Housing Provider had been consulted on the layout of the units and was happy with the open plan kitchen / living areas.

Dean Hermitage, Head of Development Management, advised that the recommendation in the report was to grant the application, subject to the inclusion of conditions, informatives and Section 106 Heads of Terms as set out in the report and addendum.

The Chair moved that the application be granted and following a vote with 8 in favour and 1 abstention it was

RESOLVED that

- i. **Planning permission be granted and the Head of Development Management or Assistant Director for Planning, Building Standards and Sustainability be authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.**

- ii. 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 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.**
- iii. The section 106 legal agreement referred to in resolution (i) above is to be completed no later than 22 December 2020 or within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability shall in their sole discretion allow; and**
- iv. Following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (iii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.**
- v. In the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (iii) above, the planning permission be refused for the following reasons:**
 - 1. The proposed development, in the absence of a legal agreement securing the provision of early and late stage financial viability reviews, would fail to ensure that affordable housing delivery has been maximised within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to Policy SP2 of the Council's Local Plan 2017, Policy SC1 of the Highgate Neighbourhood Plan, Policy 3.12 of the London Plan 2016, emerging Policy H5 of the draft London Plan and the Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance document.**
 - 2. The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Policy SP9 of Haringey's Local Plan 2017.**
 - 3. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policies 5.2, 5.3 and 5.7 of the London Plan 2016, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 2017.**

vi. In the event that the Planning Application is refused for the reasons set out in resolution (v) above, the Head of Development Management (in consultation with the Chair of Planning Sub-Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

(i) There has not been any material change in circumstances in the relevant planning considerations, and

(ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and

(iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

480. PRE/2019/0179 - WAT TYLER HOUSE, BOYTON ROAD, N8 7AU

The Planning Officer and Applicant Team outlined the proposal for the construction of a part 4, part 5 and part 7 storey building that would adjoin the southernmost elevation of Wat Tyler House to provide 15 self-contained residential units with associated cycle, refuse storage and landscaping.

The Applicant Team responded to questions from the Committee:

- Discussions were taking place with the Police in relation to managing the alleyways and the potential for Anti-Social Behaviour.
- There would be the same number of storeys as currently in Wat Tyler House, however ceiling heights had increased in the ceiling height standards, so the overall height of the building would be increased.
- Officers were exploring parking demand and the impact of removing the car park. The scheme would seek to provide as much parking as possible within the estate.
- Homes for Haringey would be consulted with on the maintenance of landscaping.
- The bin store would be at the front of the building. Due to space constraints there was no other appropriate area to situate it.
- The scheme was out for public consultation and engagement.

481. UPDATE ON MAJOR PROPOSALS

The Chair requested that any questions be sent directly to Dean Hermitage, Head of Development Management.

482. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Chair requested that any questions be sent directly to Dean Hermitage, Head of Development Management.

483. NEW ITEMS OF URGENT BUSINESS

None.

484. DATE OF NEXT MEETING

11 January 2021.

CHAIR: Councillor Sarah Williams

Signed by Chair

Date