

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON TUESDAY, 8TH JUNE, 2021, 7.00 – 9.25PM

PRESENT:

Councillors: Sarah Williams (Chair), Dhiren Basu, Luke Cawley-Harrison, Emine Ibrahim, Peter Mitchell, Sheila Peacock (Vice-Chair), Reg Rice, Viv Ross and Yvonne Say

1. FILMING AT MEETINGS

The Chair advised that the meeting would be streamed live on the Council's website.

2. APOLOGIES

Apologies for absence were received from Councillors Adamou and Morris.

3. URGENT BUSINESS

None

4. DECLARATIONS OF INTEREST

Councillor Ibrahim declared that she was a season ticket holder for Arsenal and had been asked to declare this interest when a previous application for the site had come to committee before, however it would not prejudice her decision-making on the Tottenham Hotspur Football Club applications.

5. MINUTES

It was noted that the minutes from the previous meetings held on 19 April and 24 May 2021 would be approved at the next meeting being held on 5 July.

6. HGY/2021/1043 - TOTTENHAM HOTSPUR FOOTBALL CLUB, 748 HIGH ROAD N17 0AP - THE COMMUNITY HEALTH BUILDING

The Committee considered an application for the approval of reserved matters relating to the scale of Plot 6 'The Community Health Building' of planning permission HGY/2015/3000 granted on 15.04.2016 for the demolition of the existing stadium and the phased redevelopment of the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works.

Neil McClellan, Planning Officer, introduced the report as set out in the agenda. Neil McClellan presented both items for Tottenham Hotspur Football Club together.

Richard Serra (Applicant) was in attendance to answer any questions that arose.

The Applicant Team and Officers responded to questions from the Committee:

- Following concerns previously raised by residents regarding the construction deliveries, Neil McClellan explained how the service yard would be used. The addendum paper had also addressed the concerns raised by members during their site visit.
- It was confirmed that the developers had signed up to the considerate constructors scheme and that each phase was subject to a construction logistics plan, as well as a post occupation and delivery service plan. There were also separate conditions for each aspect of the development. A resident's liaison group had been set up which met every 2 months and was set to continue until the final part of the scheme was built out. Neil McClellan was satisfied that no additional conditions were required and that there was a robust framework of conditions already in place.
- Reference was made to page 15 of the agenda pack, which set out the concerns raised. It was stated that these had been dealt with as part of the original outline application.
- In response to the concern raised by residents regarding the hours of construction between 8am – 8pm, it was explained that the hours of construction were outside of the control of the planning regime. Following the discussion, Richard Serra indicated that they would be happy to adhere to the hours of 8am – 6pm on weekdays.
- In response to a question regarding page 13 of the agenda and emergency access to the site, it was confirmed that emergency access would be maintained onto Worcester Avenue and that these matters had been agreed at the outline application stage.
- In response to concerns raised regarding the lack of sufficient drawings for the design of the scheme, the key elevations were shown at the meeting and Neil McClellan felt that they had sufficient information on the design details and control over the quality and appearance of the materials being used. Robbie McNaugher referred to the 4 key elevations and CGI view, which had been previously approved as indicative drawings at the outline application stage, and added that he was confident that the committee had sufficient information to determine the application.
- Mr Serra confirmed that there had been no change from the previously approved outline application in 2016 and that the development would be funded by the football club, however the cost had not been specified yet.
- Further concern was expressed by the Committee regarding the appearance of the scheme, as it was felt that there was insufficient detail to gain a genuine idea of how the development would look. In response, Richard Truscott (Principal Urban Design Officer) explained that the principal height and bulk of the development had been previously agreed at the outline application stage and that the intention was that the design and materials would be resolved in the details, to be submitted by the applicants.

The Committee noted the addendum report which included the following amendments to the report and an additional condition:

PROPOSAL

The description of development erroneously refers to this application as being for the approval of reserved matters relating to the scale of Plot 6 'The Community Health Building' of planning permission HGY/2015/3000. This application is for the approval of reserved matters relating to the appearance of 'The Community Health Building'. Appearance was the only reserved matter relating to this phase of the hybrid planning permission. All other matters including the scale of the 'The Community Health Building' have already been approved in the granting of outline permission for this phase of the development.

MATERIALS

Members have expressed concern that the louvered panels that will be used on the Community Health Building's exterior could over time become damaged and dirty, detracting from the appearance of the building. Condition 14 set out in Section 13.2 of the committee report (Condition A9 of the hybrid consent) requires approval of all external materials to be used in the construction of each plot, prior to the commencement of construction. Officers therefore will have control over the quality of the materials used on each part of the development. In addition, and as this issue is relevant to the particular reserved matter under consideration in this application, the applicant has agreed to the following additional to be attached:

Condition 20: Prior to the commencement of the development of the Community Health Building details of a programme for the cleaning and maintenance of the building's external louvered panels shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

The Chair moved to the vote to grant the application with the additional condition, as set out in the addendum. With eight in favour and one abstention, it was:

RESOLVED

That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director Planning, Building Standards and Sustainability is authorised to issue the planning permission and impose conditions and informatives.

- 7. HGY/2021/1039 - TOTTENHAM HOTSPUR FOOTBALL CLUB, 748 HIGH ROAD N17 0AP - 'THE EXTREME SPORTS BUILDING'**

The Committee considered an application for the approval of reserved matters relating to the scale of Plot 4 'The Extreme Sports Building' of planning permission HGY/2015/3000 granted on 15.04.2016 for the demolition of the existing stadium and the phased redevelopment of the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works.

The Applicant Team and Officers responded to questions from the Committee:

- Reference was made to the images detailed on pages 75 and 76 of the agenda, as it was felt that the images did not reflect the impact on the immediate surrounding environment. In response, Robbie McNaugher stated that the scale of the development was the only matter to be considered as part of this application and not the appearance of the building, which had been previously approved as part of the outline application. This was why there were no additional CGIs displayed at the meeting. It was confirmed that the maximum height for the development was 51m and that the development was at this maximum height.
- In response to a further question regarding the height of the development, it was confirmed that the development was within the maximum height at 51m and there was therefore no reason to refuse the application on those grounds.
- It was confirmed that further CGIs would be submitted at the design reserved matters stage of the application. It was requested that CGIs and elevations from the street level would be helpful.

The Committee noted the addendum report which included the following amendments to the report and an additional condition:

6. PLANNING BACKGROUND

Paragraph 6.2.6 sets out the provisions of the Section 106 Agreement for the Hybrid Permission that apply to the 'Extreme Sports Building' development. One of the provisions requires that 'at the same time as the submission of the first reserved matters application for the Extreme Sports Building, to submit an energy statement for the centre'. No energy statement has been submitted and the applicant has indicated that they will be submitting a deed of variation to amend the trigger for when the energy statement is submitted to 'prior to the commencement of construction of the Extreme Sports Building'.

The Chair moved to the vote to grant the application. With nine in favour, it was:

RESOLVED

That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director Planning, Building Standards and Sustainability is authorised to issue the planning permission and impose conditions and informatives.

8. HGY/2021/0723 - 551B HIGH ROAD N17 6SB - CAFE/COMMUNITY HUB

The Committee considered an application for the proposed part-demolition of, and first floor extension to the existing building (551B High Road) and erection part 3 and 4 storey extensions to deliver flexible workspaces (Use Class E(g)(i) above a new ground floor café/community hub (Use Class E(b) F1(a) and F2(b)) with creation of two new community yard spaces and associated cycle storage.

Roland Sheldon, Planning Officer, introduced the report as set out in the agenda.

Gabriela Martino (Haringey Council – Regeneration Manager for South Tottenham) and Jamie Agnew (Architect) were in attendance to answer any questions that arose.

The Applicant Team and Officers responded to questions from the Committee:

- It was stated that from street level, the third storey element of the building would obscure the fourth storey element, which would only be visible from further away and not at street level looking up.
- The layout of the ground floor layout was confirmed, as detailed on the stippled area on the plans. It was explained that the public areas would be located at the front of the building, with a communal café as you enter the premises, a co-working/flexible space including small cellular offices and then toilets and kitchen facilities at the rear.
- In response to a question regarding how a community café could compete with chain cafes, the applicants stated that they had undertaken a lot of small market testing, which had concluded that there was a demand for food/beverage businesses in the area and would address the shortage of space for flexible food/beverage locations.
- There would be 12 cycle parking spaces provided, divided into spaces for visitors in the north courtyard and employees in the south. Shower facilities would be provided on both the ground and first floor of the building. Secure gates would be installed at the site, managed by the café, which would be open during the day and closed in the evening, with fob access.
- In response to concerns raised regarding the outside staircase, it was explained that the staircase would be hidden from the outside and that it did not go to roof level. They would also be closed when the café and garden were closed.
- Full proposals regarding the landscaping proposals would be detailed in the design and access statement, alongside in-depth planting proposals.
- In response to a question regarding the provision of 2 existing car parking spaces, it was explained that the owner of the neighbouring Costa Coffee had a lease for 2 car parking spaces, which had to be retained.
- High quality materials would be used, including anodized bronze which provided a more robust finish. The ground floor level would also include a more robust brickwork, with a lightweight building above which respected the historic façade of the surrounding area.
- Reference was made to condition 6 which did not specify the number of trees. It was requested that an additional paragraph be added to include plans for shrubs and trees and a minimum of 4, mature trees.
- It was also requested that an additional bullet point be added to condition 3 to include the maintenance of materials throughout the lifetime of the development.

- In response to concerns raised regarding the kitchen windows in the residential units and a reduction in daylight, it was stated that as these windows were in non-habitable rooms they had no right to light or outlook. It was noted that the habitable rooms were not impacted by a loss of daylight and that given the small size of the kitchens they would be solely used for cooking.
- The principal of the design had been to try to retain as much of the existing composition as possible, to maintain the line of the existing building, with a perception to enjoy the composition in the foreground from the high rd. It was noted that pastiche design was not encouraged and that a more contemporary approach had been taken. The design of the building was lightweight and respectful of the light industrial space.
- There was a condition in place for the management plan for the building to be provided, including the hours of operation for the commercial elements of the building and outside areas.
- Two young local producers had been appointed to lead the community engagement process, alongside the design team. There had been a strong desire for a healthy offering in community. An operator for the community café had not been appointed yet and careful discussions would take place surrounding the operation of the facility on match days. It was noted that the facility was designed for and by the community.
- In response to questions raised regarding the design and future proofing of the site, it was explained that there would be external access to the office spaces, with mesh covers on the west elevation façade. Future proofing of the building had been considered and the scheme had been designed to prevent any potential overheating of the building in the summer.
- In response to comments raised regarding the bronze mesh material, it was explained that the design had progressed since the original design comments were made and the size of the holes had now been reduced and they would now be sealed at the top to ensure that they stayed clean. Solid aluminium frames would be used on the window frames to fully protect the cavities.

The Committee noted the addendum report which included the following amendment to the report:

- 6.63 In order for the development to be 'zero carbon' in line with London Plan Policy SI 2, a contribution of £8,550 for the carbon shortfall of 8 tCO₂/year over 30 years must be paid prior to development commencing. An internal agreement has been made between the applicant and the Local Planning Authority (LPA) that would be secured by an internal money transfer prior to the issuing of any planning consent by the LPA, as the applicant cannot enter a S106 legal agreement with the Local Planning Authority.

Following the discussion, conditions 3,5 and 6 were amended, as follows:

- Condition 3: Prior to commencement of all above ground works on site, further details of the materials to be used for the proposed development and design detailing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Details shall include:

- A full schedule of exact product references for all external materials for the proposed development, including the mesh cover, cladding material beneath the mesh cover, bricks, metal cladding, windows and door frames and safety railings.
- A material samples palette board shall also be provided for review on site with a Council Design Officer.
- Cross-sectional drawings detailing the proposed junctions between the new and existing buildings' façade, windows and door reveals within the proposed development and details of roof package.
- Maintenance Plans that shall ensure the design quality is retained throughout the lifetime of the development

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used and finish of the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017. Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- Condition 5: Prior to the first occupation of the development hereby approved, a management plan for the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The management plan shall include hours of use for, and community access to the community/hub and an event management plan for events held in association with the community café/hub facility.

Reason: To ensure that use of the facility can be controlled, in the interests of protecting the amenities of neighbouring residential occupants, in accordance with policy DM1 of the Haringey Development Management Plan DPD

- Condition 6: Prior to commencement of all above ground works, full details of both hard and soft landscaping, including access into the site, the north and south courtyards and the second-floor roof terrace, shall be submitted to and approved in writing by the local planning authority.

Soft landscape works shall include planting plans of plants, shrubs and trees (that shall include no less than 4 mature trees), that include species, plant sizes and proposed numbers/densities where appropriate with an implementation programme.

These hard and soft landscaping works shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which,

within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

The Chair moved to the vote to grant the application. With 8 in favour, 1 against, it was:

RESOLVED

- 1. That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director Planning, Building Standards and Sustainability is authorised to issue the planning permission and impose conditions and informatives.**
- 2. That delegated authority be granted to the Head of Development Management or the Assistant Director PBSS 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 Sub-Committee.**

9. UPDATE ON MAJOR PROPOSALS

NOTED:

171 Cranward House – It was expected that this would come back as a planning application.

29-33 The Hale – The site for student housing was currently at pre-application stage.

Ferry Lane – There had been a delay relating to a land deal which needed to be resolved before the S106 agreement could be signed.

Warehouse Living Proposals – Omega Works Haringey Warehouse District – There were 2 active warehouse living sites. This application was expected at pre-application next month. A site visit would also be arranged in the future to look at all warehouse sites together.

West Indian Cultural Centre – This was not a Council proposal and the planning service had not heard from them in the past few months and had therefore been taken off the list as it had not been progressing.

RESOLVED that the report be noted.

10. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

RESOLVED that the report be noted.

11. NEW ITEMS OF URGENT BUSINESS

None

12. DATE OF NEXT MEETING

5 July 2021

CHAIR: Councillor Sarah Williams

Signed by Chair

Date