

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 9TH JULY, 2018, 7.00 - 10.10 pm

PRESENT:

Councillors: Vincent Carroll (Chair), Reg Rice (Vice-Chair), John Bevan, Luke Cawley-Harrison, Justin Hinchcliffe, Sarah James, Peter Mitchell, Sarah Williams and Pippa Connor

207. FILMING AT MEETINGS

Noted.

208. PLANNING PROTOCOL

Noted.

209. APOLOGIES

Apologies for absence were received from Councillor Ross and Councillor Tabois. Councillor Connor was in attendance as substitute for Councillor Ross.

210. URGENT BUSINESS

None.

211. DECLARATIONS OF INTEREST

None.

212. ARGENT SDP SITES

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme. The Council entered into a Strategic Development Partnership (SDP) with Argent Related in 2016, bringing together key sites central to Haringey's ambitions for a new District Centre at Tottenham Hale. The development would comprise 5 sites, with 1036 new homes, retail space, public space, and a wellbeing centre. The applicants has been involved with a number of pre-application meetings and Quality Review Panel meetings with the Council, and had tried to involve the local community in the development of the application.

Councillor Gordon addressed the Committee in her capacity as ward councillor. She raised concerns regarding the health centre, which would have to service 30,000 patients, with a small car park and would be the only health centre in the area. Councillor Gordon also referred to the property portfolio on the Welbourne site, which

had moved to shared ownership which was not affordable to local residents of Tottenham Hale. There was no scheme for social housing.

Councillor Brabazon addressed the Committee in her capacity as ward councillor. She referred to the Labour Manifesto which spoke about ensuring that the definition of affordable was affordable for local people. Tottenham Hale was one of the poorest wards in the borough, scoring highly on all indices of deprivation, and there was no social housing across all of the tenures in the development.

Members of the Committee echoed the concerns of Councillors Brabazon and Gordon in relation to the lack of social or affordable housing for people on low incomes.

The Committee noted the following response to their comments and questions:

- There would be one building at full height of 38 storeys.
- In regard to the health centre, the developer only had an obligation to deliver the building – the Council would secure the tenants and the Clinical Commissioning Group was working with the Council to create an appropriate business case. It was understood that the site in Hale Village would close, as it had only been granted temporary permission.
- The parking levels were in line with London Plan guidance, and the development was classed at PTAL 6b, so high levels of parking were not needed.
- There would be a maintenance plan in place and a concierge to cover the whole estate.
- It would be possible to include a clause in the lease to prevent Air BnB rentals.
- All buildings would be fully fitted out with sprinklers, and no combustible cladding would be used.
- Cycle routes would be contained in a separate highways application.
- There would be further information regarding jobs in the planning application, but there would be an increase in employment figures.

213. 1-6 CRESCENT MEWS, LONDON N22 7GG

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme.

The Committee noted the following response to their comments and questions:

- The scheme had been amended slightly following a Quality Review Panel, and the amount of units reduced to 30 units and 86 habitable rooms.
- The block behind the parade of shops was predominantly three storeys, and a 3-4 storey block was at the rear.
- There would be further information on affordable housing at the application stage.
- There was no requirements for lifts in any of the blocks, and each block would have a communal staircase.
- No decision had been made on whether the Council's building control or external experts would be used.
- The recent public consultation had been well attended, with generally positive feedback. There were some concerns and questions raised around density, parking and refuse.

214. ASHLEY ROAD SOUTH TOTTENHAM HALE

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme.

The Committee noted the following response to their comments and questions:

- The 17 storey tower would not been visible from the southern view.
- Balconies were not winter gardens, but were set back from the frontage of the buildings.
- Sprinkler systems would be installed throughout the buildings, and the scheme had been designed in conjunction with a fire specialist.
- It was intended that all buildings would have roof top amenity spaces.
- It was proposed that all affordable units would be in block 2a, however, all blocks had been designed to look the same regardless of tenure.
- There would be a significant amount of public realm provided, including full provision of child play space.

215. LAND AT HALE WHARF FERRY LANE N17 9NF

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme.

The Committee noted the following response to their comments and questions:

- The central road through the development led to gated access to the green belt land at the north.
- The canal would be fenced off, with no access from any properties.
- The bridge would be managed by the site as part of the estate management strategy.
- All materials used would be non-combustible, with all brick and no cladding, and sprinkler systems fitted throughout.
- A lot of work had been carried out on site to clean up the area and introduce a proper drainage network which has improved the local environment.

216. UPDATE ON MAJOR PROPOSALS

Due to the late running of the meeting, the Chair requested that any questions on this item be referred directly to officers.

217. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Due to the late running of the meeting, the Chair requested that any questions on this item be referred directly to officers.

218. NEW ITEMS OF URGENT BUSINESS

None.

219. DATE OF NEXT MEETING

10 September 2018.

CHAIR: Councillor Vincent Carroll

Signed by Chair

Date