

**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 Bartlett, Cllr Buxton and Cllr Emery.

**4. URGENT BUSINESS**

There were no items of urgent business.

**5. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**6. MINUTES**

**RESOLVED**

To approve the minutes of the Planning Sub Committee held on the 8<sup>th</sup> October.

**7. PLANNING APPLICATIONS**

The Chair referred to the note on planning applications and this information was noted.

**8. HGY/2024/1203 39 QUEEN STREET, N17 8HZ (PAGES 7 - 116)**

Sarah Madondo, Planning Officer introduced the report for redevelopment of Site for industrial and warehousing purposes (within Use Classes E(g)(ii), E(g)(iii), B2 and B8, with ancillary office accommodation together with access, service yard, car and cycle parking, landscaping, construction of a new substation, boundary treatments and other related works including demolition.

The following was noted in response to questions from the committee:

- There was a consultation on this proposal for local residents and site notices were placed around the area.
- Properties would experience loss of daylight above acceptable guidelines, there would be small losses of daylight to some of the rooms.
- This development would be regulated, officers had consulted with the noise officer and they were supportive of the application, as long as a condition to manage noise was attached to the application.
- Transport levels were based upon frequencies and walkability to bus stops or train stations. In terms of access to the stations, the development would be a 10 minute walk from White Hart Lane Station.
- The size of the employment floor space and redevelopment of the site would increase the jobs potentially available from 57 to 242, this would be a significant net gain. There was potential for varied jobs within warehouses which would provide a direct benefit to residents. There would be financial contributions and participation required for local training and employment, and there would be apprenticeship

support fees. There would be an overall 5% of the construction costs put towards training Haringey residents. There would be a provision of financial contributions of £56,417, which would be used by the Council to provide and procure support for local people to be employed.

- In regard of safety of lone women and girls, you would not typically have crime prevention officers working with architects during this earlier stage. Officers had included condition 17 and 18 which would ensure that this was comprehensively covered, once officers knew who the end user of the site was, discussions would take place with the crime prevention officers prior to any of those conditions being discharged effectively, it would be the police who ultimately would advise officers whether they could approve those conditions. It was requested for future reports that the police's full comments and appendices were included.
- Within the transport assessment, there was an additional 8 HGV units during the peak times. There were no weight restrictions on the road.
- Through tracking and modelling officers found that the current roundabout was not suitable for movement, especially for larger vehicles. Through the mitigation this would be sought to be improved.
- Technical requirements that the police would be looking for were boundary treatment, the height of gates, the depths of recesses, anti-climb walls and fencing types.
- 4 surveys had been conducted regarding transport, this showed there were 300 movements per day from a range of vehicles. There were mitigations in place for the additional HGVs in this area. The road was 3.5 m wide and residual carriage space was available. Officers sought to rationalise parking to prevent congestion, this was however an existing issue.
- Officers had started taking industrial schemes to QRP recently, however this scheme preceded that approach.
- There was not an intensive green wall which had typically shown to be a fire risk. There would be a series of wires and frames which would allow climbing plants to grow.
- Members raised concerns about the bus gate and called for its removal, local councillors met with spurs on a regular basis and the issue of traffic jams in areas came up in every meeting. Officers were working on a communication strategy, but the bus gate was outside of their immediate control. There were independent discussions taking place with Enfield regarding easing the restriction on event days.

The Chair asked Kevin Tohill, Interim Head of Development Management and Enforcement Planning to sum up the recommendations as set out in the report. The Chair moved that the recommendation be approved following a unanimous decision.

**9. HGY/2024/1456 30-48 LAWRENCE ROAD, TOTTENHAM, LONDON, N15 4EG (PAGES 117 - 248)**

**Proposal:** Alterations and extension to existing building (Class E) and erection of residential building (Class C3- Dwellinghouses) including ground floor commercial (Class E - Commercial, Business and Service), cycle and car parking, hard and soft landscaping, and all other associated works.

Rob Krzyszowski explained to members that there was new legislation regarding fire safety. The Health and Safety Executive statutory consultee expressed concerns on this application and the applicant proposed some amendments. Officers considered that these points had been addressed, however there had been a further representation from the Health and Safety Executive today. This required a further period of engagement between officers and the applicant to consider design changes. Officers had sought advice from the legal advisor

and recommended to amend the recommendation from granting planning decision to deferring this decision, in this exceptional circumstance.

The Chair proposed deferment of this item, this was seconded by Cllr Ibrahim. Following this there was a vote which was unanimous.

**10. UPDATE ON MAJOR PROPOSALS (PAGES 249 - 262)**

To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.

- Frederick Messer estate had been identified as one of the housing delivery sites a number of years ago and the Council's housing delivery team have been working through the proposal and it would be submitted to planning in due course.
- Omega Works proposal discussions were ongoing.

**11. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

To advise the Planning Committee of decisions on planning applications taken under delegated powers

**12. NEW ITEMS OF URGENT BUSINESS**

**13. DATE OF FUTURE MEETINGS**

The next meeting is scheduled for 9<sup>th</sup> December.