

7:00 –

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 Collett.

4. URGENT BUSINESS

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

Cllr Ibrahim and Cllr O'Donovan declared an interest in regard to item 9 as they are both chair and vice chair of Alexandra Palace and Park Board.

6. MINUTES

RESOLVED

To approve the minutes of the Planning Sub Committee held on the 13th January.

7. PLANNING APPLICATIONS

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

8. HGY/2024/1798 INTERNATIONAL HOUSE, TARIFF ROAD, TOTTENHAM, LONDON, N17 0DY (PAGES 9 - 132)

Planning officer, Eunice Huang introduced the report for demolition of the existing industrial buildings and the erection of a new four-storey building of Use Class B2 with ancillary offices and an external scaffolding storage yard (Use Class B8) with associated parking and landscaping.

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

- There was a noise management plan, and the agent had outlined the operations. This was an established industrial area. The current use of the site was not controlled by any planning conditions, so therefore the existing industrial development could operate 24/7. This application gave an opportunity to have a proposal where the hours could be regulated and there would be limited activity before 7am.

The Chair asked Catherine Smyth, Head of Development Management and Enforcement Planning to sum up the recommendations as set out in the report and noted the changes to conditions in the addendum and the changes to heads of terms regarding 278 works and fees. The Chair moved that the recommendation be approved following a unanimous decision.

RESOLVED

That the Committee authorise the Head of Development Management & Planning

Enforcement or the Assistant Director of Planning, Building Standards & Sustainability to **GRANT planning permission** subject to the conditions and informatives set out below and the completion of a legal agreement satisfactory to the Head of Development Management & Planning Enforcement or the Assistant Director of Planning, Building Standards & Sustainability, that secures the obligations set out in the Heads of Terms.

2.2 That the legal agreement referred to in resolution (2.1) above, is to be completed no later than 3 months from the date of the Planning Sub-Committee meeting or within such extended time as the Assistant Director for Planning, Building Standards & Sustainability/Head of Development Management & Planning Enforcement shall in their sole discretion allow; and

2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions and informatives.

2.4 That delegated authority be granted to the Head of Development Management & Planning Enforcement or the Assistant Director for Planning, Building Standards and Sustainability, to make any alteration, additions or deletions to the recommended measures 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.

Summary Lists of Conditions, Informative and Heads of Terms

Summary of Conditions

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials and elevations
- 4) Unexpected Contamination
- 5) Demolition/Construction Environmental Management Plans
- 6) Waste and recycling
- 7) Construction Management Plan (including Construction Logistics Plan)
- 8) Uses
- 9) Cycle Parking
- 10) Surface Water Drainage
- 11) Drainage Management and Maintenance
- 12) Secured by Design Accreditation
- 13) Energy Strategy
- 14) DEN Connection
- 15) Overheating
- 16) Boundary Treatment
- 17) Access Gate Arrangements
- 18) Delivery and Servicing Plan
- 19) Car Parking Management Plan
- 20) Electric Vehicle Charging
- 21) Hard and Soft Landscaping
- 22) Noise Management
- 23) Living Roofs
- 24) Tree Protection Plan

25) BREEAM

Informatives

- 1) NPPF
- 2) Land Ownership
- 3) Hours of Construction Work
- 4) Party Wall Agreement
- 5) London Fire Brigade
- 6) Thames Water
- 7) Advertisement
- 8) Secured by Design
- 9) Pollution
- 10) Community Infrastructure Levy

9. HGY/2024/3315 LAND ADJACENT TO (SOUTH OF) THE JUNCTION OF SEVEN SISTERS ROAD AND ST ANN'S ROAD, LONDON N15 (PAGES 133 - 258)

Gareth Prosser, Planning Officer introduced the report for the construction of 66 new affordable homes across two new buildings of six storeys each; 13 x 1 bed 2 person flats, 1 x 2 bed 3 person maisonette, 27 x 2 bed 4 person flats, 1 x 3 bed 5 person maisonette and 24 x 3 bed 5 person flats.

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

- The Council's constitution and the planning protocol set out clear measures to make sure that all Council applications come to planning committee so that there is the appropriate scrutiny. In terms of this planning proposal, the fact that the Council were the applicants would not make any difference, this would be dealt with in the same way with the same processes to ensure the scheme was of a high quality.
- A scheme to provide housing had been the subject of pre application discussion several times, there were previous schemes presented with higher densities on the site. However, in terms of maximising the value of the site and what could actually be delivered, this was the scheme that the applicant settled on.
- Solar panels would be used for the landlord's supply.
- The applicants had submitted a noise report and all current building standards would have to be met in terms of the busiest road, which was Seven Sisters Rd.
- Officers had included conditions suggested by the Metropolitan Police.
- The development site had a good public transport accessibility level, with numerous bus links to Seven Sisters, Manor House underground station and South Tottenham rail station being within walking distance. The application is not proposing to remove any parking as part of the development proposal. There would be a reallocation of 6/7 car parking spaces for wheelchair accessible homes. This development proposal followed the Council's policies and the London Plan policy, there was also a parking management plan attached to this development proposal to ensure that officers assigned those car parking spaces to residents who need it, prioritising residents with a disability and then larger family homes .

- The construction industry would not have capacity to provide specific bricks for committee members to view. However, there were quite detailed photographs in the reports and officers would visit the site and condition materials.
- Individual air source heat pumps would be installed, which would be fairly compact units located internally within the flats. The applicant proposed to integrate several units within one, so that would include the ventilation of the units, the space heating and the hot water as well for the dwellings. Officers had seen pumps such as these on various schemes and believed that the team was trained up to be able to deal with these in use for residents.
- Members noted if letters received by the Metropolitan Police could be made available with the agenda.
- In terms of the playgrounds, there were not any at the moment. This proposal offered the opportunity to look at the open space and to make more secure and well-designed open space. In terms of urban design terms, often the safest open spaces were those that were surrounded by an active edge of buildings. Officers advised that this scheme would almost create an urban square, so in terms of antisocial behaviour, it would be less likely in these spaces due to the openness of the area, it would also be much better lit.
- There would be conditions proposed in terms of the hours of operation of building the development. The applicant would have to submit a construction management plan and that would outline all the different aspects of the construction.

Cllr Williams attended the committee and spoke in support of the application. She declared a prejudicial interest as the Cabinet Member for Housing. She explained that by this time next year, 3,000 council homes would be on site and delivered; this particular site would be an exemplary contribution to this. All 66 homes would be social rent delivering for families in desperate need. These were highly sustainable and airtight homes, which would pose a reduction to bills and improve the carbon footprint. Residents would be taught how to look after the heat pumps.

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

This build would create more biodiversity and a better environment for a busy intersection.

There is no specific site allocation for the site, even though it was a green area it was not Greenbelt land. Policy DM20 speaks about enhancing spaces to address identified deficiencies in the quality and accessibility of an open space; this would help achieve and secure a viable future for the space. Even though there would be a reduction in the amount of open space, it would be of a higher quality.

The applicant had done a lot of engagement on their redevelopment proposals, and parking did not come up as much of an issue by residents. However, the estate's parking management schemes are due to start soon to help address haphazard parking.

The contractor would have a responsibility to maintain and, where necessary, replace any landscaping for a further period of three years. Beyond that, the repairs and aftercare team that now sat within the housing delivery team would also take responsibility for making sure that landscaping was maintained and where necessary renewed for a period of at least five years beyond the completion of the development.

In a different regulatory landscape, the applicant may have made the development a few storeys higher. However, as it stands, to deliver homes above 6 storeys and ensure viability, a scheme would need to be delivering above 12 storeys.

The trades button was unfortunately an open invitation to anti-social behaviour on many estates across London. The method devised with the Postal Service is that the local sorting office and the postman would have what's described as an engineer's code. This was a specific code to the post office that enabled them to get through the front door into a secure lobby area in which the post boxes would be located

With regard to fences, details of enclosures would be submitted and approved by the Local Planning Authority. The police now also recommended particular locking mechanisms to gates.

The Chair asked Catherine Smyth, Head of Development Management and Enforcement Planning to sum up the recommendations as set out in the report. Following a unanimous vote for this application was approved.

RESOLVED

That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to the signing of an agreement providing for the obligations set out in the Heads of Terms below.

2.2 That 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.

2.3 That the agreement referred to in resolution (2.1) above is to be completed no later than 4th June 2025 within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in her/his sole discretion allow; and

2.4 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

2.5 Planning obligations are usually secured through a S106 legal agreement. In this instance the Council is the landowner of the site and is also the local planning authority and so cannot legally provide enforceable planning obligations to itself.

2.6 There will also be a Directors' agreement signed between the parties (applicant as the Housing Department and PBSS as the Local Planning Authority) to secure obligations that would otherwise ordinarily be set out in a S106 document.

2.7 It is recognised that the Council cannot enforce against itself in respect of breaches of planning conditions, and so prior to issuing any planning permission measures will be agreed between the Council's Housing service and the Planning service, including the resolution of non-compliance with planning conditions by the Chief Executive and the reporting of breaches to portfolio holders, to ensure compliance with any conditions

imposed on the planning permission for the proposed development.

2.8 The Council cannot impose conditions on a planning permission requiring the payment of monies and so the Director of Placemaking and Housing has confirmed in writing that the payment of contributions for the matters set out below will be made to the relevant departments before the proposed development is implemented.

2.9 A summary of the planning obligations/S106 Heads of Terms for the development is provided below:

1. Carbon offset contribution
 - Estimated carbon offset contribution (and associated obligations) of £20,235 (indicative), plus a 10% management fee; carbon offset contribution to be recalculated at £2,850 per tCO₂ at the Energy Plan and Sustainability stages.
 - 'Be Seen' commitment to upload energy performance data.
2. Car-Capped Agreement including a £4,000 contribution to amend the Traffic Management Order
3. Car Club Provision and Membership
4. Parking Management Contribution - £10,000 towards a review of current parking management measures within the Tottenham Event Day CPZ
5. Enter into an agreement with the Highways Authority under S278 and S38 with regard to necessary highways works
6. Travel Plan contribution: £3,000 (three thousand pounds) per year per travel plan for a period of five years
7. Travel Plan Monitoring Contribution
8. Construction Logistics contribution: £15,000 to help administer and oversee construction impacts
9. Off-site highways and Landscaping working
10. Affordable Homes for Rent
11. Local Employment
12. Employment and Skills Plan
13. Skills Contribution
14. Energy Plan
15. Sustainability Review
16. Monitoring Costs

Summary of Conditions

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials and detailed design
- 4) Energy Strategy
- 5) Overheating Strategy
- 6) Living Roofs and Walls
- 7) Biodiversity Net Gain
- 8) Urban Greening Factor
- 9) Whole Life Carbon
- 10) Delivery and Servicing Plan and Waste Management
- 11) Cycle Parking
- 12) Electric Vehicle Charging
- 13) Wheelchair Accessible Car Parking
- 14) Car Parking Management Plan
- 15) Construction Management Plan (CMP)
- 16) Land Contamination
- 17) Unexpected Contamination
- 18) Air Quality Assessment

- 19) Non-Road Mobile Machinery (NRMM)
- 20) Management and Control of Dust
- 21) Considerate Constructors Scheme
- 22) Construction Logistics and Management Plan
- 23) Piling
- 24) Infiltration Drainage
- 25) Investigative Boreholes
- 26) Waste
- 27) Secured by Design Accreditation
- 28) Secured by Design Certification
- 29) Trees
- 30) Landscaping
- 31) Wheelchair Accessible Homes
- 32) C3 Use Class
- 33) Water Efficiency
- 34) Water Main
- 35) Transport for London Infrastructure
- 36) BREEAM
- 37) Piling

10. PRE-APPLICATION BRIEFINGS

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

11. HGY/2023/2584 13 BEDFORD ROAD N22 7AU (PAGES 259 - 282)

Valerie Okeiyi, Principal Planning Officer, introduced the report for demolition of the existing building and the erection of a new mixed use development up to five storeys high with commercial uses (Use Class E) at ground level, 12 no. self-contained flats (Use Class C3) to upper levels and plant room at basement level. Provision of cycle parking, refuse, recycling and storage. Lift overrun, plant enclosure and photovoltaic (PV) panels at roof level.

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

- Officers received this application a while ago and as they were discussing the scheme at pre application stage, they wanted to take this through the engagement process and part of that engagement process would be bringing it to pre application for members to look at.
- A viability assessment had been submitted which was going through consultation with external consultants. There was a sum of monies that was being discussed as a payment in lieu for one site affordable housing.
- The comments from the QRP came back and they suggested that the development should be a single brick colour and that it would be helpful to try to find other ways to delineate the building. The applicant had taken their comments on board, and they have made a very positive contribution to the design of the building.
- The applicant would provide further detailed drawings on the elevations.
- On the rear side of the building, there would be open air corridors. These would provide access to all of the flats. In order to provide privacy to the residential block on Alexandra Park Road, it was decided to provide screening in the form of a green

wall. That would entail planters at each level which would then allow for plants to grow and to be suspended vertically across the balcony corridors.

- The applicant was still in discussions with officers regarding the exact uses under the class E space, both were trying to narrow it down to an appropriate combination.
- QRP were supportive of the height of the development. The only thing officers did not take on board was replacing the zinc cladding of the top floor with a brick slip, officers thought that maintaining the zinc was better for the building but could revisit that suggestion.
- The building management company would be responsible for the upkeep of the green wall.

12. UPDATE ON MAJOR PROPOSALS

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.

13. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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

14. NEW ITEMS OF URGENT BUSINESS

15. DATE OF FUTURE MEETINGS

The next meeting is scheduled for 3rd April 2025.