

Appendix 6: Planning Sub Committee meeting 02 June 2025 - briefing minutes

APPENDIX 6

PLANNING SUB COMMITTEE MEETING 2ND JUNE 2025 - MINUTES

PRE-APPLICATION BRIEFINGS

- The following items are pre-application presentations to the Planning Sub-Committee and discussion of proposals.
- Notwithstanding that this is a formal meeting of the Sub-Committee, no decision will be taken on the following items and any subsequent applications will be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.
- The provisions of the Localism Act 2011 specifically provide that a Councillor should not be regarded as having a closed mind simply because they previously did or said something that, directly or indirectly, indicated what view they might take in relation to any particular matter. Pre-application briefings provide the opportunity for Members to raise queries and identify any concerns about proposals.
- The Members' Code of Conduct and the Planning Protocol 2016 continue to apply for pre-application meeting proposals even though Members will not be exercising the statutory function of determining an application. Members should nevertheless ensure that they are not seen to pre-determine or close their mind to any such proposal otherwise they will be precluded from participating in determining the application or leave any decision in which they have subsequently participated open to challenge.

Minutes:

- The Chair referred to the note on pre-application briefings and this information was noted.
- PPA//2025/0006 Timber Yard, 289-295 High Road, Wood Green, London, N22 8HU
- Proposal: Redevelopment of the site for 36 x residential units within 2 x part three, four and five storey blocks and part two, part three storey mews buildings in conjunction with refuse and cycle stores, parking and re-landscaping.

Minutes:

- Samuel Uff introduced the report for redevelopment of the site for 36 x residential units within 2 x part three, four and five storey blocks and part two, part three storey mews buildings in conjunction with refuse and cycle stores, parking and re-landscaping. The following was noted in response to questions from the committee:
- 96% of the apartments would be dual or triple aspect with four of the homes being single aspect with an east aspect towards the High Road. All of the apartments would have their own private amenity in the form of balconies which would meet the London Plan standards.
- Affordable housing was not anticipated to be provided as it stands, given the viability of the scheme; this should be fully interrogated
- The design was a work in progress and the applicant would carry on improving this. The design would need to carefully respect the locally listed building at the former Fishmongers Arms to the south. The design officer thought it was a promising design with some elegant proportions to it. Including balconies had been challenging and officers had encouraged the applicants to move as many of the balconies as possible to the rear; but they also wanted to avoid them overlooking existing neighbours. It had a good internal courtyard but there was more work to be done sorting out exactly how those corner balconies would project.

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- The space to the front of the site is highway land, there was an assumption by the applicant that the area was within their site ownership.
- If there were to be any loss of employment land, then there would be a financial contribution sought through the obligations SPG. Officers have had discussions internally with colleagues and the applicant to see what the best possible use would be.
- One of the matters that QRP had commented on was the internal arrangements of the flats.
- It would be a car free development and residents would be restricted from having car parking permits. The applicant would provide car parking spaces for residents with disabilities on the site, accessible from the shared access road.
- It would be helpful to see samples of the brick proposed.