

MINUTES OF SPECIAL PLANNING APPLICATIONS SUB COMMITTEE – 4 October 2005

Councillors:

*Davidson (Chair), Bevan (Vice Chair), *Adamou, Basu, Dodds, *Peacock, Rice,
*Santry, *Engert, *Hare, *Newton

*Members present

PAS39 APOLOGIES (Agenda item 1)

Apologies were received from Cllr Dodds, Bevan, Basu and Rice.
Cllr H Brown substituted for Cllr Bevan

PAS40 DECLARATIONS OF INTEREST (Agenda item 3)

None

PAS41 PLANNING APPLICATIONS (Agenda Item 6)

This special meeting of the Planning Applications Sub Committee had been convened to consider an application for the Middlesex University Site which comprised 3 aspects:

- i) New sixth form centre comprising a 2/4 storey building with central atrium to provide performing arts, catering, sport, media, music and ICT facilities with 98 car park spaces, new access and 2.4m high perimeter fencing (Full Planning Application);
- ii) New 3 /4 storey residential buildings to provide 42 x 1 bed, 67 x 2 bed, 13 x 3 bed and 1 x 4 bed units (all affordable) with 68 car parking spaces and new access (Full Planning Application);
- iii) New 70 bed care home for elderly, associated parking & access from College Road (Outline Application)

Existing Use: University Campus (Use Ceased)

Proposed Use: Sixth Form Centre, Residential Units (123 Units), Care Home (70 Bed)

The Assistant Director, Planning, Environmental Policy and Performance presented this item and explained to members the tabled reports before them :

- A draft letter from the applicant, addressing the concerns raised by the Mayors' office. Members were advised that this letter would be sent to the GLA if they decided to approve the application this evening. Members were advised that this application was subject to GLA referral due to the scale of the development and that the Mayor of London was at liberty to direct a refusal within 14 days of the decision taken by this committee.
- A technical note covering transport issues commissioned by RPS Transport.
- A report by Energy for Sustainable Development.

Members were advised that 3 letters of objection had been received but no objectors were present at the meeting. However, some objections had been raised at a recent DC forum. These were set out as an appendix to the report.

The GLA had agreed in principle to the proposal and the issues they had raised; ie. design, mix, TfL Travel Plan, impact on existing services, local employment and energy efficiency; were covered in the report via conditions and 106 agreement. The Heads of Terms of the 106 Agreement had been drafted to accommodate affordable housing, use of the local labour force, the council to retain first right of refusals for bed spaces in the care home, use of the site as a local facility, an environmental infrastructure contribution of £330k and a cost recovery contribution of £20k.

Sixth Form College and Residential Development

The applicant advised members that they had commissioned a thermal model to test for the most appropriate, energy efficient/renewable energy installations for the development. Members were advised that the Sustainable Energy Report was still in draft and they would seek to reduce the ESD efficiency rating. It was noted that the advisors to the Mayors' office were working with the developers on these issues.

Members raised some general concerns about cycle storage, pitched roofs, use of the Sixth Form College as a community facility, disabled parking, community amenity space in the residential development, housing mix, use of recyclable materials, landscaping, trees and boundary treatment and accessibility to local transport. The applicant and officers confirmed that these concerns were covered by existing conditions.

The applicants advised that they had set up an Advisory Panel consisting of young people in year 9/10 to actively involve them in the design process for the Sixth Form College Building. They had also obtained a 'Secure by Design' certification after working closely with the local police.

Care Home

It was noted that this application was only in outline permission at present but members had a set of desirable criteria which they asked to be set out in these minutes and be incorporated into the design process:

- En-suites in every room
- A roof conservatory area to supply warmth and visual amenity
- Sufficient space, landscaped with sensory gardens and walkways in pleasant surroundings to accommodate the needs of Alzheimers' patients
- Balconies with views over the sports areas
- Car parking to be at basement level to free up ground level surface area
- 'Clustering' by floor; with communal areas on each
- Could 70 units be reduced to 60? Members felt that 70 units could only be justified by exceptionally high design standards

The applicant confirmed that they would commission a specialist report on geriatric care to ensure that best practice in the design process was complied with and they had also consulted the Council's Assistant Director for the Old People's Service.

RESOLVED

That all three aspects of this application be agreed by a unanimous vote of the Planning Applications Sub committee subject to:

- Existing conditions
- 106 Agreement as set out earlier in these minutes
- A condition to be attached requiring a methodology statement. "That a detailed methodology statement concerning the organisation and control of the construction process to be carried out, including details of the reuse of materials resulting from the demolition of the existing buildings and associated construction works, including excavation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Reason: In order to ensure the efficient use and reuse of materials and minimise waste and traffic movements".
- An informative on biodiversity and sustainability
"Members requested that all opportunities to preserve and encourage on site biodiversity and sustainability such as incorporating into the scheme bat

boxes, green roofs, brown roofs etc should be considered as part of the process of implementing the development”.

- That members’ comments on the design of the care home (in outline permission) be incorporated into the design process
- That members be kept regularly updated on the issues raised tonight; particularly with regard to trees, landscaping, materials, renewable energy and biodiversity and that details of materials be brought back to future PASC meetings

The Chair and members commented on the high design quality of both the Sixth Form Centre and residential development and the applicant’s attention to detail in the planning of the scheme.

The meeting closed at 9pm

Cllr T Davidson
Chair