



PLANNING SUB - COMMITTEE SUPPLEMENTARY PAPERS PACK

Wednesday, 2nd September, 2020

at 6.30 pm

Until further notice, all Council meetings will be held remotely. The Youtube livestream link for the meeting is as follows: <https://youtu.be/EPLL43XYMA8>

Committee Members:

Cllr Vincent Stops, Cllr Katie Hanson, Cllr Susan Fajana-Thomas, Cllr Michael Levy, Cllr Brian Bell, Cllr Clare Joseph, Cllr Peter Snell, Cllr Clare Potter and Cllr Steve Race

Tim Shields
Chief Executive

Gareth Sykes
Governance Services Officer
Tel: 020 8356 1567
Email: gareth.sykes@hackney.gov.uk

The press and public are welcome to attend this meeting

ACCESS AND INFORMATION

Contact for Information:

Gareth Sykes, Governance Services
Tel: 020 8356 1567
Email: gareth.sykes@hackney.gov.uk

Hackney Council website: www.hackney.gov.uk

The Council and Democracy section of the Hackney Council website contains full details about the democratic process at Hackney, including:

- Councillor contact details
- Agendas, reports and minutes from council meetings
- The council's constitution
- Overview and Scrutiny information
- Details and links to area forums and local consultations

There are public toilets available, with wheelchair access, on the ground floor of the Town Hall. Induction loop facilities are available in the Assembly Halls, rooms 101, 102 & 103 and the Council Chamber. Access for people with mobility difficulties can be obtained through the ramp on the side to the main Town Hall entrance.

AGENDA

Wednesday, 2nd September, 2020

ORDER OF BUSINESS

Title	Ward	Page No
5 2020/1667 Land at Wimbourne Street London N1 7HB	Hoxton West	1 - 4
6 2020/1576 Land of Buckland Street N1 6TR	Hoxton West	5 - 8

Attending Meetings of the Planning Sub-Committee

Introduction

The majority of planning applications for extensions to a home, new shop fronts, advertisements and similar minor development, are decided by Planning Officers.

The Planning Sub-Committee generally makes the decisions on larger planning applications that:

- may have a significant impact on the local community; and
- are recommended for approval by the Planning Officer.

Planning Sub-Committee members use these meetings to make sure they have all the information they need and hear both sides before making a decision.

The Planning Sub-Committee

The Planning Sub-Committee is made up of Councillors from all political parties. One of the Councillors is the Planning Sub-Committee Chair. When making decisions the Planning Sub-Committee will always be:

- open about how they came to a decision,
- fair when making a decision, and
- impartial by not favouring one side over another.

Meetings are held in public at Hackney Town Hall and usually start at 6.30pm on the first Wednesday of the month. Agendas are available at <http://mginternet.hackney.gov.uk/mgCalendarMonthView.aspx?GL=1&bcr=1> or from the Committee Officer a week before the meeting.

All Planning Sub-Committee members will keep an open mind regarding planning applications. The meetings are necessarily formal because the Chair and members want to listen to everyone and have the chance to ask questions so that they can fully understand the issues.

Those speaking, either for or against a planning application, are generally given five minutes to explain their concerns/why they believe the application has merit. If there is more than one person for or against a planning application the five minutes is to be divided between all the persons wishing to speak or a spokesperson is to be nominated to speak on behalf of those persons. The Chair will help groups speaking on the same item to coordinate their presentations.

How the Meeting Works

The Planning Sub-Committee will normally consider agenda items in turn. If there are a lot of people for an item the Chair might change the order of the agenda items to consider an item earlier.

At the beginning of each meeting the Chair will explain how the meeting works and what can and cannot be taken into account by Planning Sub-committee members when making decisions. The procedure followed at each meeting is set out below:

- The Chair welcomes attendees to the meeting and explains the procedure the meeting will follow,
- Apologies received,
- Members declare any interests in an item on the agenda,
- Minutes of previous Planning Sub-committees are considered/approved,
- The Planning Sub-committee will consider any proposal/questions referred to the Sub-committee by the Council's monitoring officer,
- The Chair asks the Planning Officer to introduce their report/recommendation to the Planning Sub-Committee. The Planning Officer will also inform Planning Sub-committee members of any relevant additional information received after the report was published,
- Registered objectors are given the opportunity to speak for up to five minutes,
- Registered supporters and the applicant are given the opportunity to speak for up to five minutes,
- Councillors who have registered to speak to object or in support are given the opportunity to speak for up to five minutes. The registered objectors or supporters, as the case may be, will be given the opportunity to speak for a further five minutes in such circumstances to ensure equal time is given to all parties,

Where the applicant is a Councillor they must leave the room after the Planning Sub-committee members have asked them any questions of clarification/discussions regarding an agenda item have been completed so that members can consider and vote on the recommendation relating to the Councillor's planning application.

- Planning Sub-committee members can ask questions of objectors and supporters and ask Council officers for further clarification before considering a Planning Officer's recommendation,

Where Planning Sub-committee members have concerns regarding a planning application that cannot be addressed to their satisfaction when considering the application, the members can resolve to defer determining the planning application until such time as their concerns can be addressed,

- The recommendation, including any supplementary planning conditions/obligations or recommendations proposed during the consideration of an item by the Planning Sub-Committee members, is put to a vote. Where an equal number of votes is cast for and against a recommendation, the Chair has a casting vote.

Decisions

Decisions of the Planning Sub-Committee relating to planning applications shall be based on:

- National planning policies set out by Government,
- Regional strategy, the London Plan, set out by the Greater London Authority,
- Development plan documents, such as the Core Strategy, Development Management Local Plan etc., and
- Other 'material planning considerations' such as the planning history of a site.

Non-planning considerations are not relevant to the Planning Sub-committee's decision making and should be disregarded by the Sub-Committee.

Speaking at the Meeting

If you have submitted a written representation to the Council in respect of a planning application you can register to speak at the meeting at which the application is considered by the Planning Sub-committee. To register to speak you should contact the Committee Officer by phone on 020 8356 1567 or email governance@hackney.gov.uk by 4.00pm on the working day before the meeting.

If you wish to present photographs or illustrative material at the meeting, notice of this should be given as the consent of the Chair will be required. Please contact the Committee Officer for more information.

RIGHTS OF PRESS AND PUBLIC TO REPORT ON MEETINGS

Where a meeting of the Council and its committees are open to the public, the press and public are welcome to report on meetings of the Council and its committees, through any audio, visual or written methods and may use digital and social media providing they do not disturb the conduct of the meeting and providing that the person reporting or providing the commentary is present at the meeting.

Those wishing to film, photograph or audio record a meeting are asked to notify the Council's Monitoring Officer by noon on the day of the meeting, if possible, or any time prior to the start of the meeting or notify the Chair at the start of the meeting.

The Monitoring Officer, or the Chair of the meeting, may designate a set area from which all recording must take place at a meeting.

The Council will endeavour to provide reasonable space and seating to view, hear and record the meeting. If those intending to record a meeting require any other reasonable facilities, notice should be given to the Monitoring Officer in advance of the meeting and will only be provided if practicable to do so.

The Chair shall have discretion to regulate the behaviour of all those present recording a meeting in the interests of the efficient conduct of the meeting. Anyone acting in a disruptive manner may be required by the Chair to cease recording or may be excluded from the meeting. Disruptive behaviour may include: moving from any designated recording area; causing excessive noise; intrusive lighting; interrupting the meeting; or filming members of the public who have asked not to be filmed.

All those visually recording a meeting are requested to only focus on recording councillors, officers and the public who are directly involved in the conduct of the meeting. The Chair of the meeting will ask any members of the public present if they have objections to being visually recorded. Those visually recording a meeting are asked to respect the wishes of those who do not wish to be filmed or photographed. Failure by someone recording a meeting to respect the wishes of those who do not wish to be filmed and photographed may result in the Chair instructing them to cease recording or in their exclusion from the meeting.

If a meeting passes a motion to exclude the press and public then in order to consider confidential or exempt information, all recording must cease and all recording equipment must be removed from the meeting room. The press and public are not permitted to use any means which might enable them to see or hear the proceedings whilst they are excluded from a meeting and confidential or exempt information is under consideration.

Providing oral commentary during a meeting is not permitted.

ADVICE TO MEMBERS ON DECLARING INTERESTS

Hackney Council's Code of Conduct applies to **all** Members of the Council, the Mayor and co-opted Members.

This note is intended to provide general guidance for Members on declaring interests. However, you may need to obtain specific advice on whether you have an interest in a particular matter. If you need advice, you can contact:

- Interim Director of Legal;
- The Legal Adviser to the committee; or
- Governance Services.

If at all possible, you should try to identify any potential interest you may have before the meeting so that you and the person you ask for advice can fully consider all the circumstances before reaching a conclusion on what action you should take.

1. Do you have a disclosable pecuniary interest in any matter on the agenda or which is being considered at the meeting?

You will have a disclosable pecuniary interest in a matter if it:

- relates to an interest that you have already registered in Parts A and C of the Register of Pecuniary Interests of you or your spouse/civil partner, or anyone living with you as if they were your spouse/civil partner;
- relates to an interest that should be registered in Parts A and C of the Register of Pecuniary Interests of your spouse/civil partner, or anyone living with you as if they were your spouse/civil partner, but you have not yet done so; or
- affects your well-being or financial position or that of your spouse/civil partner, or anyone living with you as if they were your spouse/civil partner.

2. If you have a disclosable pecuniary interest in an item on the agenda you must:

- Declare the existence and nature of the interest (in relation to the relevant agenda item) as soon as it becomes apparent to you (subject to the rules regarding sensitive interests).
- You must leave the room when the item in which you have an interest is being discussed. You cannot stay in the meeting room or public gallery whilst discussion of the item takes place and you cannot vote on the matter. In addition, you must not seek to improperly influence the decision.
- If you have, however, obtained dispensation from the Monitoring Officer or Standards Committee you may remain in the room and participate in the meeting. If dispensation has been granted it will stipulate the extent of your involvement, such as whether you can only be present to make representations, provide evidence or whether you are able to fully participate and vote on the matter in which you have a pecuniary interest.

3. Do you have any other non-pecuniary interest on any matter on the agenda which is being considered at the meeting?

You will have 'other non-pecuniary interest' in a matter if:

- i. It relates to an external body that you have been appointed to as a Member or in another capacity; or
- ii. It relates to an organisation or individual which you have actively engaged in supporting.

4. If you have other non-pecuniary interest in an item on the agenda you must:

- i. Declare the existence and nature of the interest (in relation to the relevant agenda item) as soon as it becomes apparent to you.
- ii. You may remain in the room, participate in any discussion or vote provided that contractual, financial, consent, permission or licence matters are not under consideration relating to the item in which you have an interest.
- iii. If you have an interest in a contractual, financial, consent, permission or licence matter under consideration, you must leave the room unless you have obtained a dispensation from the Monitoring Officer or Standards Committee. You cannot stay in the room or public gallery whilst discussion of the item takes place and you cannot vote on the matter. In addition, you must not seek to improperly influence the decision. Where members of the public are allowed to make representations, or to give evidence or answer questions about the matter you may, with the permission of the meeting, speak on a matter then leave the room. Once you have finished making your representation, you must leave the room whilst the matter is being discussed.
- iv. If you have been granted dispensation, in accordance with the Council's dispensation procedure you may remain in the room. If dispensation has been granted it will stipulate the extent of your involvement, such as whether you can only be present to make representations, provide evidence or whether you are able to fully participate and vote on the matter in which you have a non pecuniary interest.

Further Information

Advice can be obtained from Suki Binjal, Interim Director of Legal, on 020 8356 6234 or email suki.binjal@hackney.gov.uk



FS 566728

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
02 September 2020

ADDENDUM SHEET

ITEM 5: Land at Wimbourne Street London N1 7HB

An updated Arboricultural Impact Assessment (Rev A) prepared by SES and dated August 2020 was received to replace the previous Arboricultural Impact Assessment (SES, May 2020).

An updated Planning & Affordable Housing Statement (Rev 1) prepared by Tibbalds and dated August 2020 was received to replace the previous Planning & Affordable Housing Statement (Tibbalds, June 2020).

Officer Response: These documents were updated to ensure consistency with the Design & Access Statement in regard to the number of trees felled. Both documents are published online and there is no material change to warrant reconsultation.

Paragraph 6.7.18 amended to read:

*Policy LP43 of LP33 states that development will be permitted where it enables new residents to make journeys by active modes and policy LP42 requires development to provide cycle parking in accordance with appendix 2 of LP33. Requirements as set out in appendix 2 of LP33 include a minimum of 1 space per 45sqm dwelling and 2 spaces for every dwelling above 45sqm. Additionally, the development is required to provide 1 space per 10 bed spaces for visitors and 1 space per 25 units for visitors (minimum of 2). The proposed development includes the provision of 128 long stay cycle parking spaces and **24** short stay/visitor cycle parking spaces across the site.*

Paragraph 8.1.6 amended to read:

Demolition and Construction Logistics Management Plan

No development shall take place until a detailed Demolition and Construction Logistics Management Plan covering the matters set out below has been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details and measures approved as part of the demolition and construction management plan, which shall be maintained throughout the entire construction period.

- A demolition and construction method statement covering all phases of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition and construction phase);*
- A demolition and construction waste management plan setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to, details of dust mitigation measures during site clearance and construction works (including any works of demolition of existing buildings or breaking out or crushing of concrete), the location of any mobile plant machinery, details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means*

- Details of the location where deliveries will be undertaken; the size and number of lorries expected to access the site daily; the access arrangements (including turning provision if applicable); construction traffic routing and trip generation and effects on the highway network; details of parking suspensions (if required) and the duration of construction
- A dust management plan to include details of how dust from construction activity will be controlled / mitigated against following best practice guidance. This should include monitoring of particulate matter at the application site boundary in the direction of sensitive receptors following the SPG Mayor of London Control of Dust and Emissions Guidance.

REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity. To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works.

Paragraph 8.1.17 amended to read:

External Lighting

Prior to the occupation of the development, a detailed external lighting plan detailing light coverage and spill (including lux levels) across the site **and sensor details** shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard against adverse light pollution.

Paragraph 8.2 (5) amended to read:

Adoption and compliance with Travel Plan and Travel Plan Monitoring fee of £2,000.

A full Travel Plan will be required to establish a long-term management strategy that encourages sustainable and active travel. The Travel Plan is required to include SMART targets that are: specific, measurable, achievable, realistic and time bound.

The Travel Plan should be reviewed and monitored annually for at least 5 years in consultation with Council Officers and an appointed Travel Plan Coordinator (TPC). Reviews should evaluate the plan and ensure that the targets are appropriate to encourage sustainable transport uptake. New interim targets should be set and correspond to our Transport Strategy and LP33.

New occupants must be provided with an information pack containing the location of local travel information i.e. local bus routes, nearest tube and rail stations and local tube or rail network.

Paragraph 8.2 (11) amended to read:

Two blue badge parking bays must be provided prior to occupation. The four blue badge parking bays not immediately established, shall be provided as required, at the request of future occupants of the ground floor residential units.

ITEM 6: Land on Buckland Street, N1 6TR

Paragraph 4.2.1 should read:

Letters of consultation were sent to 2021 adjoining owners/occupiers. At the time of writing the report, **4 objections and 1 general comment** were received in the form of individual representations. These representations are summarised below:

Paragraph 6.7.16 should read:

London Plan policy 3.6 and LP50 seeks development to provide play and informal recreational space. Policy LP50 and the Mayor's SPG 'Shaping Neighbourhoods: Play and Informal Recreation' recommends 10sqm of dedicated playspace per child for future provision. Based on GLA calculations, the child yield for the development is 31.9 children, thereby resulting in a requirement to provide 318.8m² of designated play space to meet both policy LP50 and the GLA requirements. The calculator envisages the development will generate 13.2 children under five and therefore does not specify a separate requirement for doorstep playable space. Table 4.7 of the SPG states that a development with such a yield of children should provide between 300-500m² of on-site local playable space. The development proposes to provide a total of 362m² of doorstep playspace and 184.9m² of ballcourt playspace through the relocation and refurbishment of the on-site MUGA.

Paragraph 6.9.33 should read:

Additionally, with regards to outlook, it is emphasised that the windows located on buildings located in closer proximity to the proposed villas; i.e. **Cherbury Court** block and Crondall Court block, are serving rooms within the neighbouring units that benefit from other windows. As such, these neighbouring units will continue to enjoy a positive level of outlook both towards the proposed buildings and to other orientations.

Paragraph 8.1.7 should read:

External Lighting

Prior to the occupation of the development, a detailed external lighting plan detailing light coverage and spill (including lux levels) across the site **and sensor details** shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard against adverse light pollution.

ITEM 7: Disinfecting Station, Millfields Road, London, E5 0AL

Replace paragraph 8.1.4 - Expert supervision with:

Before work begins it shall be agreed in writing with the Local Planning Authority the appropriately qualified professional specialising in conservation work who will supervise the hereby approved works of alteration or demolition. Any proposed changes to the

agreed supervision arrangements shall be subject to the prior written agreement of the LPA.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building in conformity with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

Signed.....

Date.....

**ALED RICHARDS
Director, Public Realm**

LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
02 September 2020

ADDENDUM SHEET

ITEM 5: Land at Wimbourne Street London N1 7HB

An updated Arboricultural Impact Assessment (Rev A) prepared by SES and dated August 2020 was received to replace the previous Arboricultural Impact Assessment (SES, May 2020).

An updated Planning & Affordable Housing Statement (Rev 1) prepared by Tibbalds and dated August 2020 was received to replace the previous Planning & Affordable Housing Statement (Tibbalds, June 2020).

Officer Response: These documents were updated to ensure consistency with the Design & Access Statement in regard to the number of trees felled. Both documents are published online and there is no material change to warrant reconsultation.

Paragraph 6.7.18 amended to read:

*Policy LP43 of LP33 states that development will be permitted where it enables new residents to make journeys by active modes and policy LP42 requires development to provide cycle parking in accordance with appendix 2 of LP33. Requirements as set out in appendix 2 of LP33 include a minimum of 1 space per 45sqm dwelling and 2 spaces for every dwelling above 45sqm. Additionally, the development is required to provide 1 space per 10 bed spaces for visitors and 1 space per 25 units for visitors (minimum of 2). The proposed development includes the provision of 128 long stay cycle parking spaces and **24** short stay/visitor cycle parking spaces across the site.*

Paragraph 8.1.6 amended to read:

Demolition and Construction Logistics Management Plan

No development shall take place until a detailed Demolition and Construction Logistics Management Plan covering the matters set out below has been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details and measures approved as part of the demolition and construction management plan, which shall be maintained throughout the entire construction period.

- *A demolition and construction method statement covering all phases of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition and construction phase);*
- *A demolition and construction waste management plan setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to, details of dust mitigation measures during site clearance and construction works (including any works of demolition of existing buildings or breaking out or crushing of concrete), the location of any mobile plant machinery, details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means*

- Details of the location where deliveries will be undertaken; the size and number of lorries expected to access the site daily; the access arrangements (including turning provision if applicable); construction traffic routing and trip generation and effects on the highway network; details of parking suspensions (if required) and the duration of construction
- A dust management plan to include details of how dust from construction activity will be controlled / mitigated against following best practice guidance. This should include monitoring of particulate matter at the application site boundary in the direction of sensitive receptors following the SPG Mayor of London Control of Dust and Emissions Guidance.

REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity. To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works.

Paragraph 8.1.17 amended to read:

External Lighting

Prior to the occupation of the development, a detailed external lighting plan detailing light coverage and spill (including lux levels) across the site **and sensor details** shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard against adverse light pollution.

Paragraph 8.2 (5) amended to read:

Adoption and compliance with Travel Plan and Travel Plan Monitoring fee of £2,000.

A full Travel Plan will be required to establish a long-term management strategy that encourages sustainable and active travel. The Travel Plan is required to include SMART targets that are: specific, measurable, achievable, realistic and time bound.

The Travel Plan should be reviewed and monitored annually for at least 5 years in consultation with Council Officers and an appointed Travel Plan Coordinator (TPC). Reviews should evaluate the plan and ensure that the targets are appropriate to encourage sustainable transport uptake. New interim targets should be set and correspond to our Transport Strategy and LP33.

New occupants must be provided with an information pack containing the location of local travel information i.e. local bus routes, nearest tube and rail stations and local tube or rail network.

Paragraph 8.2 (11) amended to read:

Two blue badge parking bays must be provided prior to occupation. The four blue badge parking bays not immediately established, shall be provided as required, at the request of future occupants of the ground floor residential units.

ITEM 6: Land on Buckland Street, N1 6TR

Paragraph 4.2.1 should read:

Letters of consultation were sent to 2021 adjoining owners/occupiers. At the time of writing the report, **4 objections and 1 general comment** were received in the form of individual representations. These representations are summarised below:

Paragraph 6.7.16 should read:

London Plan policy 3.6 and LP50 seeks development to provide play and informal recreational space. Policy LP50 and the Mayor's SPG 'Shaping Neighbourhoods: Play and Informal Recreation' recommends 10sqm of dedicated playspace per child for future provision. Based on GLA calculations, the child yield for the development is 31.9 children, thereby resulting in a requirement to provide 318.8m² of designated play space to meet both policy LP50 and the GLA requirements. The calculator envisages the development will generate 13.2 children under five and therefore does not specify a separate requirement for doorstep playable space. Table 4.7 of the SPG states that a development with such a yield of children should provide between 300-500m² of on-site local playable space. The development proposes to provide a total of 362m² of doorstep playspace and 184.9m² of ballcourt playspace through the relocation and refurbishment of the on-site MUGA.

Paragraph 6.9.33 should read:

Additionally, with regards to outlook, it is emphasised that the windows located on buildings located in closer proximity to the proposed villas; i.e. **Cherbury Court** block and Crondall Court block, are serving rooms within the neighbouring units that benefit from other windows. As such, these neighbouring units will continue to enjoy a positive level of outlook both towards the proposed buildings and to other orientations.

Paragraph 8.1.7 should read:

External Lighting

Prior to the occupation of the development, a detailed external lighting plan detailing light coverage and spill (including lux levels) across the site **and sensor details** shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard against adverse light pollution.

ITEM 7: Disinfecting Station, Millfields Road, London, E5 0AL

Replace paragraph 8.1.4 - Expert supervision with:

Before work begins it shall be agreed in writing with the Local Planning Authority the appropriately qualified professional specialising in conservation work who will supervise the hereby approved works of alteration or demolition. Any proposed changes to the

agreed supervision arrangements shall be subject to the prior written agreement of the LPA.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building in conformity with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

Signed..... **Date.....**

ALED RICHARDS
Director, Public Realm