

MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY 2 NOVEMBER 2022

Councillors Present: Cllr Steve Race in the Chair

Cllr Michael Desmond
Cllr Clare Joseph
Cllr Michael Levy
Cllr Clare Potter
Cllr Ali Sadek
Cllr Jessica Webb (Vice-Chair)
Cllr Sarah Young

Apologies: Cllr Jon Narcross and Cllr Lee Laudat-Scott

Officers in Attendance: Rob Brew, Major Applications Team Leader
Graham Callam, Growth Team Manager
Seonaid Carr, Development Management Team Leader
Danny Huber, Planning Officer
Luciana Grave, Conservation, Urban Design and Sustainability Manager
Mario Kahraman, ICT Support
Catherine Slade, Major Projects Principal Planning Officer
Vicky Simon, Conservation, Urban Design and Sustainability Officer
Gareth Sykes, Governance Officer
John Tsang, Development Management & Enforcement Manager
Sam Woodhead, Legal Officer

1 Apologies for Absence

1.1 Apologies for absence were received from Cllr Jon Narcross and Cllr Lee Laudat-Scott.

2 Declarations of Interest

2.1 None were declared.

3 To consider any proposal/questions referred to the sub-committee by the Council's Monitoring Officer

3.1 None.

4 Minutes of the Previous Meeting

- 4.1 The minutes of the previous meetings, held on 7 September 2022, were agreed as an accurate record of those meetings' proceedings.

RESOLVED:

The minutes of the previous meetings, held on 7 September 2022, were agreed as an accurate record of those meetings' proceedings.

5 2022/1616: 45 Southwold Road, London, E5 9PH

- 5.1 PROPOSAL: Conversion of first floor community meeting rooms (class F2 (b)) to a residential unit (class C3) and provision of cycle store to front elevation at ground floor level.

POST SUBMISSION REVISIONS: None

- 5.2 The Planning Officers introduced the application as published. During the course of the officer's presentation reference was made to the published addendum and the following amendments were made to the application report:

3.7 Internal Consultees

3.7.1 Waste Management: The required waste storage appears to be available and officers do not object to the plans from a waste management viewpoint.

3.7.2 Traffic and Transportation: The scheme is car free and cycle parking is provided. Officers would not expect a Blue Badge space to be provided owing to the scale of the development. No objection.

No persons were registered to speak in either objection or support of the application. Representatives from the applicant side were present to answer questions from the Sub-Committee.

- 5.3 During the discussion phase of the meeting a number of points were raised including the following:

- The Radley and Southwold Tenants and Residents' Association (TRA), whose former community meeting room was being converted, remained registered, and that they had indicated to Hackney Council that they would like to start up again (they had not met since March 2020). It was noted that there was another alternative community facility within 182 metres of the proposed site. The Radley and Southwold TRA had been contacted and informed of the details and the reasons behind the planning application;
- Hackney Council would ensure that the proposed residential unit was affordable and would go through the necessary letting policy with it being allocated to those in the borough most in need;
- The Section 106 legal agreement was not securing any financial contribution in relation to the application. It was securing the unit as car free and as an affordable housing unit in perpetuity;
- It was confirmed that Radley and Southwold TRA would be able to use the other nearby community space for free;

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- The London Plan had set out a minimum space standard for a two bed residential unit but the proposed unit was below that standard. Therefore it could only be used as one bedroom two person accommodation;
- A cycle locker was proposed to hold three bicycles which was compliant with London Plan guidelines.

Vote:

For: Cllr Desmond, Cllr Joseph, Cllr Levy, Cllr Potter, Cllr Sadek, Cllr Race, Cllr Webb and Cllr Young.

Against: None.

Abstention: None.

RESOLVED:

Planning permission was granted subject to conditions and a Section 106 legal agreement.

6 2022/1946: Portico City Learning Centre, 34 Linscott Road, Hackney, London, E5

6.1 PROPOSAL: Submission of details pursuant to condition 16 (structural engineer's report - demolition and excavation) attached to listed building consent 2021/1653 dated 04/04/2022

POST SUBMISSION REVISIONS: None.

6.2 The Major Projects Principal Planning Officer introduced the application as published. During the course of the officer's presentation reference was made to the published the addendum and the following amendments were made to the application report:

An addendum to the structural report has been received, which is appended to this addendum report. It describes additional investigative works undertaken and associated underpinning and bricking up of subterranean arches to secure the stability of the southern colonnade. It has been reviewed by the Conservation, Urban Design and Sustainability Team and the additional works proposed to stabilise the building found to be reasonable and necessary.

The approved drawing numbers should therefore be revised to read as follows:

KPT Design Structural Report - Demolition and Excavation ref LP1329 rev 01 dated August 2022 and KPT Design Addendum to KPT Design Demolition and Excavation ref LP1329

No persons were registered to speak in either objection or support of the application. Representatives from the applicant side were present to answer questions from the Sub-Committee.

6.2 During the discussion phase of the meeting a number of points were raised including the following:

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- Structural engineers would monitor the progress of the work on site and Hackney Council would also hold monthly on-site meetings with the contractor;
- The type and level of usage of the proposed community health centre was not pertinent to the application under consideration before the Sub-Committee at the meeting.

Vote:

For: Cllr Desmond, Cllr Joseph, Cllr Levy, Cllr Potter, Cllr Sadek, Cllr Race, Cllr Webb and Cllr Young.

Against: None.

Abstention: None.

RESOLVED:

The condition was discharged.

7 Delegated Decisions

7.1 The Sub-Committee noted the delegated decisions documents. There were two sets of documents for noting:

- a) 30 August 2022 to 20 September 2022; and
- b) 27 June 2022 to 17 July 2022*

*A reformatted version, resubmitted at the behest of the committee at the previous 7 September 2022 Planning Sub-Committee meeting.

RESOLVED:

The delegated decisions documents were noted.

8 Any Other Business

8.1 None.

9 Dates of the next meetings

9.1 Sub-Committee members noted the following meeting dates:

2022

- 14 November (Pre-Application)
- 7 December

2023

- 11 January
- 1 February
- 22 February
- 3 April
- 3 May

END OF MEETING

Duration of the meeting: 6:30pm – 6:56pm

Chair of the meeting: Councillor Steve Race.

Contact:

Gareth Sykes

Governance Officer

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