

**DRAFT MINUTES OF THE PLANNING SUB- COMMITTEE (PRE APP)
HELD ON
WEDNESDAY, 27 October 2021**

THIS MEETING WAS LIVE STREAMED AND CAN BE VIEWED HERE:

https://youtu.be/bFZ_a6OtL4g

- Chair:** Councillor Vincent Stops in the Chair
- Councillors in Attendance:** Councillor Brian Bell, Councillor Katie Hanson (Vice-chair), Councillor Clare Joseph, Councillor Clare Potter (Substitute) Councillor Steve Race and Councillor Sarah Young
- Apologies:** Councillor Ajay Chauhan, Councillor Humira Garasia and Councillor Michael Levy
- Officers in Attendance:** Natalie Broughton, Head of Planning and Building Control
Anne Byre, Head of Regeneration (Woodberry Down)
Mario Kahraman, ICT Support
Catherine Slade, Major Projects Principal Planning Officer - Woodberry Down
Christine Stephenson , Specialist Planning Lawyer
Andrew Spragg, Governance Services Team Leader

1 Apologies for Absence

- 1.1 Apologies for absence were received from Councillors Ajay Chauhan, Humira Garasia and Michael Levy.

2 Declarations of Interest - Members to declare as appropriate

- 2.1 Councillor Sarah Young made a declaration: the Councillor's ward was Woodberry Down.

3. Proposals/questions referred to the Sub-Committee by the Council's Monitoring Officer

- 3.1 There were no proposals/questions referred by the Council's Monitoring Officer to the Sub-Committee.

4. Pre-Application Woodberry Down Masterplan - Phases 4-8 2021/0211/PA

- 4.1 The Hackney Council Planning Service's Major Projects Principal Planning Officer for Woodberry Down gave a brief introduction to the application, as set out in the published meeting papers.

- 4.2 The Planning Sub-Committee next heard from representatives for the applicant, Berkeley Homes. During their presentation they covered a number of points including the general principles of the Master Plan and the initial concept for phase 4 of the development. They explained that they were looking at five points of development including reconnecting the eastern green finger to the New River, refocusing the community and commercial areas and the design for the existing trees. The committee also noted other proposals including tri-directional cycle lanes along Seven Sisters Road and a flexible central square on the estate for use by local residents.

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

- Several years ago Hackney Council had put an agreement in place where there would be a minimum amount of social housing on the Woodberry Down estate. Committee members noted that all of the existing local residents were now living in new homes
- The representative for the applicant recognised that the New River element of the proposals was reliant on reaching an agreement with Thames Water, who own and control the relevant piece of land, and also the London Borough of Haringey (land to the north of New River

falls within that borough). The applicant had costed this project as a development cost but the actual cost was not actually very high as the work required a couple of bridges and land was already there. All it required was an additional footpath. It was understood that it was not an expensive project, moreover it was about the ambition to overcome the hurdles e.g. Thames Water land, situated in Haringey. Similar work had already been undertaken on the South side, so the applicant was hopeful that the parties involved would be willing to work together again on this new project.

- New residents on the estate would not be eligible for car parking permit
- As car park usage declined proposals would be put forward to re-purpose the car park areas. These off street parking areas could, for example, be used as storage space
- Parking spaces for visitors would not be provided. Spaces were for existing local residents only
- On the issue of balcony and deck access for the local residents, the representatives for the applicant explained that currently in their proposals there were very little external walkways. They would continue to revise their proposals but any changes could result in issues around reconfiguration of the blocks and also local residents' privacy
- On issues of overheating, work was underway over the next six to eight months on a dual aspect concept for the buildings. The representative for the applicant added that the buildings would also be in a broken building form allowing greater access and views for local residents
- The Planning Sub-Committee members noted that new buildings would have some outside space
- The representative for the applicant confirmed that Woodberry Grove North would not be included as part of these proposals
- Consultants were undertaking studies on the existing building to assess the impact of wind on the area
- The representative for the applicant explained that retention of the existing buildings would be nice, however, they understood from Hackney Council that this would not be economically viable. As for the heating system and making the proposals carbon zero, initial proposals had been based on the principle of a central energy strategy using gas but this had now changed to an air source heat pump
- Discussions on the construction of the buildings were ongoing to decide between either modular or concrete
- The Chair of the Committee spoke at length about the previously agreed position of the Planning Committee, reiterated over many years, that it had agreed S106 monies to narrow the Seven Sisters Road by the widening of the footways to create a tree line boulevard.

This did not mean replacing the bus lane and pavement with bike lanes and bus stop bypasses, but widening the pavement for pedestrians. It was previously minuted that provision was to be provided for cycling with a bus/cycle lane, possibly widened. It was noted that the applicant had always agreed this with the Planning Sub-Committee. Members of the Planning Sub-Committee indicated agreement with the Chair. Deputy Chair Councillor Hanson explicitly stated her concerns about two-way cycle lanes

- The representatives for the applicant explained that there had been engagement with the local Tenants and Residents Association (TRA) throughout the evolution of the proposals. The local TRA were part of a design committee, along with other stakeholders, which was regularly consulted on the proposals.

Duration of the meeting: 18:30 - 20:00 Hours

Chairperson for the meeting: Councillor Vincent Stops

Contact: Andrew Spragg, Governance Services Team Leader
andrew.spragg@hackney.gov.uk