

**DRAFT MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE
WEDNESDAY 1 FEBRUARY 2023**

THIS MEETING WAS LIVE STREAMED AND CAN BE VIEWED HERE:

<https://youtu.be/JDRSmNOWTbU>

Councillors Present:

Cllr Steve Race in the Chair

Cllr Michael Desmond

Cllr Clare Joseph

Cllr Michael Levy

Cllr Jon Narcross

Cllr Clare Potter

Cllr Jessica Webb (Vice-Chair)

Cllr Sarah Young

Apologies:

Cllr Ali Sadek and Cllr Lee Laudat-Scott

Officers in Attendance:

Gareth Barnett, South Area Team Leader

Natalie Broughton, Head of Planning and Building Control

Graham Callam, Growth Team Manager

Micheal Garvey Planning Officer

Luciana Grave, Conservation, Urban Design and Sustainability (CUDS) Manager

Alix Hauser, Senior Planning Officer

Mario Kahraman, ICT Support

Matt Payne, CUDS Deputy Manager, Spatial Planning Development

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 Ali Sadek and Cllr Lee Laudat-Scott.

2 Declarations of Interest - members to declare as appropriate

- 2.1 Cllr Potter declared an interest in relation to agenda items 6 and 7: the Councillor would recuse herself from the meeting for the duration of items 6 and 7.

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 a previous meeting, held on 7 December 2022, were agreed as an accurate record of those meetings' proceedings.

RESOLVED:

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

5 2020/3758: 44 - 46 Well Street, Hackney, London E9 7PX

The agenda item was deferred and withdrawn from the meeting agenda. The item would be considered at a future Planning Sub-Committee meeting date.

Cllr Potter left the meeting.

6 2022/2801: 20 Clevedon Close, London, N16 7LD

6.1 PROPOSAL:
Change of use from community centre (Use Class F2) to residential unit (Use Class C3) including installation of a cycle store.

POST SUBMISSION REVISIONS:
None.

6.2 The Planning Officer introduced the planning application report as published. During the course of the officer's presentation reference was made to the published addendum that referred to a number of amendments to the published report. Those amendments included paragraphs 5.1.1 and 5.4.2 were to be amended, paragraph 5.9.6 was to be deleted, paragraph 7.2 was to be with an amendment at paragraph 2) and the deletion of paragraph 3).

No persons were registered to speak in objection.

The applicant was present at the meeting and decided not to use their allocated five minutes to speak and instead was present to answer questions only from the Sub-Committee.

6.3 In the discussion phase of the meeting a number of points were raised including the following:

- It was confirmed that the proposals was for a social rent unit;
- Since 2019 the existing property on site had been unoccupied. Since that time there had been no local Tenants, Residents Association (TRA) set up. There have been no requests since 2019 to use the site for community / TRA uses and there were currently no requests for any

TRA for the estate. It was highlighted that there were a number of alternative sites in the immediate vicinity in the area that could be used

- Hackney Council had committed, within local resident participation, to meet the costs associated with the provision indicated that Housing Services would cover the costs of non-Council facilities for groups registered with the resident participation team (e.g TRA, gardening groups, older people's groups etc). Were a new tenant's resident association to be formed, the Council would offer the TRA use of a community building for their meetings and activities at no cost;
- On the issue of sound insulation, it was confirmed that the application was compliant with building regulations;
- The proposed unit is designed as two bedroom unit only;
- The proposed cycle storage is located at the rear of the property.

Sub-Committee members noted that going forward application reports would be updated to refer to the Equality Act rather than the Disability Discrimination Act.

Vote:

For: Cllr Michael Desmond, Cllr Clare Joseph, Cllr Michael Levy, Cllr Jon Narcross, Cllr Steve Race, Cllr Jessica Webb and Cllr Sarah Young.

Against: None.

Abstention: None.

RESOLVED:

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

7 2022/2563: Jack Watts community flat, 10 Detmold Road, London E5 9NJ

7.1 PROPOSAL:

Conversion of ground 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.

- 7.2 The Planning Officer introduced the planning application report as published. During the course of the officer's presentation reference was made to the published addendum that referred to a number of amendments to the published report. Those amendments included paragraph 7.2, paragraph 2 was deleted and the following:

Non Blue Badge holding residents to be restricted from applying for car parking permits within current and future adopted Controlled Parking Zones adjoining the site.

- 7.2 That the above recommendation be subject to the landowners and their mortgagees entering into a legal agreement in order to secure the following matters to the satisfaction of the Director of Legal and Governance Services:

- 1) Non Blue Badge holding residents to be restricted from applying for car parking permits within current and future adopted Controlled Parking Zones adjoining the site.
- 2) Monitoring costs in accordance with the Planning Contributions SPD to be paid prior to completion of the proposed legal agreement.
- 3) The dwelling hereby approved shall be maintained as a Social Rent unit in perpetuity.
- 4) Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed legal agreement.

No persons were registered to speak in objection.

The applicant was present at the meeting and decided not to use their allocated five minutes to speak and instead was present to answer questions only from the Sub-Committee.

7.3 In the discussion phase of the meeting a number of points were raised including the following:

- It was noted in the addendum that 'the dwelling hereby approved shall be maintained as a Social Rent unit in perpetuity';
- It was noted that no significant work was to be undertaken on the site as because of the constraints of the site there was no capacity to do so. It was noted that cycle storage was to be included at the front of the property;
- According to the Planning Statement the nearest community hall to the application site was Mount Community Hall. It was situated 182 metres away. There were also other larger more accessible facilities in the area which were not operated by Hackney Council including Northwold Community Hall, Wigan Community Hall and High Hill Community Hall.

Sub-Committee members recommended that for future application reports that it was made clear specific housing tenures.

Vote:

For: Cllr Michael Desmond, Cllr Clare Joseph, Cllr Michael Levy, Cllr Jon Narcross, Cllr Steve Race, Cllr Jessica Webb and Cllr Sarah Young.

Against: None.

Abstention: None.

RESOLVED:

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

8 Delegated Decisions

- 8.1 The Sub-Committee noted one minor error in the delegated decisions document - Woodberry Down Phase 4 had been listed in the document. Members understood that this application was not delegated. The delegated decisions would be amended and resubmitted at the next Planning Sub-Committee meeting for noting.

9 Any other business

- 9.1 None.

10 Future meeting dates

- 10.1 Sub-Committee members noted the following future meeting dates:

2023

22 February

3 April

3 May

END OF MEETING

Duration of the meeting: 6:30pm –7:02pm

Chair of the meeting: Cllr Steve Race.

Contact:

Gareth Sykes

Governance Officer

Email: gareth.sykes@hackney.gov.uk