

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 21 APRIL 2020**

**COUNCILLORS**

- PRESENT** Mahmut Aksanoglu, Sinan Boztas, Mahym Bedekova, Chris Bond, Elif Erbil, Tim Leaver, Hass Yusuf, Michael Rye OBE and Maria Alexandrou
- ABSENT** Ahmet Hasan, Jim Steven and Dennis Stacey (Conservation Advisory Group)
- OFFICERS:** Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Dominic Millen (Group Leader Transportation) and John Hood (Legal Services) Jane Creer (Secretary) and Metin Halil (Secretary)
- Also Attending:** Councillors Ayfer Orhan, Gina Needs, George Savva and Ian Barnes.  
Sarah Cary (Executive Director Place)  
40 members of the public, applicant and agent representatives

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**WELCOME AND APOLOGIES FOR ABSENCE**

NOTED

1. Councillor Aksanoglu, Chair, welcomed all attendees.
2. Apologies for absence were received from Councillors Stevens and Hasan.
3. Apologies for absence were also received from Dennis Stacey (Chair – Conservation Advisory Group).
4. An audio recording of the meeting would be available.

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**DECLARATION OF INTEREST**

There were no declarations of interest.

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**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 24  
MARCH 2020**

NOTED

The minutes of the Planning Committee meeting held on Tuesday 24 March 2020 were agreed.

**536**

**REPORT OF THE HEAD OF PLANNING (REPORT NO.248)**

RECEIVED the report of the Head of Planning.

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**19/03624/VAR - ALMA ESTATE, EN3**

NOTED

1. The introduction by Sharon Davidson, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
2. There are two applications on the agenda relating to the Alma redevelopment.  
The first is an application to amend the parameters of the existing outline planning permission – the S73 application.  
The second is the reserved matters application for Phases 2A and 4. This application deals with the details of the buildings – design, height, layout, landscaping etc for these particular phases, pursuant to the parameters that are set out in the outline planning permission.
3. Outline planning permission was granted in June 2017 for the redevelopment of the Alma Estate. This outline planning permission included a number of conditions that controlled the quantum of development, the development zones, the heights of buildings across the development, the parking ratio etc. Through this outline permission a total of 993 units are permitted.
4. This application seeks to amend the scheme consented and in so doing amend some of the conditions attached to the permission.  
The main amendments are:
  - Increase in the number of residential units by 93 (from 993 to 1086)
  - Increase in the heights of some of the blocks in Phases 2A and 4 (slides referenced and explained)
  - Amendments to the parking ratio from 0.6 to 0.4
  - Amendment to the footprint and layout of buildings, particularly Phase 4
  - Minor changes to the retail floorspace and development zones.
5. Affordable housing was secured at 40% within the existing S106 Agreement linked to the outline planning permission. This remains the case, although the second Alma application on the agenda, details how more affordable housing is to be brought forward into these earlier phases.
6. The GLA have been consulted on the application and although the principle of development is supported, they have advised that the application does not yet fully comply with the London Plan and the Intend to Publish London Plan, in respect of a number of matters of

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detail. The further information they have requested to cover these matters of detail are set out in the report:

- Tenant relocation strategy – p.29 para 7.2.5
- Further detail on the energy strategy – this has been provided to the GLA under the consultation on the reserved matters application. The response to the GLA's comments on this are set out at P.29, para 7.2.6
- Further detail on the transport assessment, although this has since been addressed by TfL in their detailed comments that are set out in the report at p.30.

Overall, the amendments proposed through this S73 application are supported.

7. Additional item to report:

- Cllr Taylor has asked that we ensure fire safety arrangements are fully considered and requests clarity on how any the future of any viability surplus would be determined.

8. The deputation of John Williams, neighbouring resident, speaking against the application.

9. The deputation of Greg Blaquiere, Agent, speaking for the application.

10. During discussion, Members raised concerns regarding the quantum of development and the effects arising from this on the daylight / sunlight available to neighbouring properties and therefore the residential amenities, of neighbouring residential properties, The Mayor of London objections to the plans and the new London Plan that strengthened objections raised, no change to public space but an increase in the development density, playing field sizes and tree planting on the site.

11. Members' debate and questions responded to by officers.

12. Councillor Rye raised concern about phase 4 of the application due to intensification of the development, effect on residents in Alma Road and the detrimental effect on amenities of neighbouring properties. Further discussion was required and made a motion for deferral of the application which was seconded by Councillor Bond.

13. The unanimous support of the Committee for the application to be deferred.

**AGREED** that the application be deferred.

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**19/03834/RM - ALMA ESTATE, EN3**

NOTED

1. This item was not considered and therefore no presentation was given.

AGREED that this item be deferred.

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20/00111/RE4 - IKEA WEST CAR PARK, 6 GLOVER DRIVE, LONDON, N18 3HF

NOTED

1. The introduction by Sharon Davidson, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
2. This is an application for the engineering works necessary to deliver 393 parking spaces on land to the west and south of the existing IKEA store.
3. Members will recall that at the last Planning Committee it was explained that the implementation of the Strategic Infrastructure Works (SIW) necessary to support the MW regeneration/redevelopment, and particularly the central spine road, would result in alterations to IKEA's existing northern car park. The SIW application included proposals to create new points of access to the south and west of the IKEA store, to facilitate the use of this land for car parking, so that the northern car park would no longer need to be used for parking. The SIW permission will include a condition that requires that the existing car park access cannot be altered until the new points of access to this land are in place, to ensure the land can be accessed and used for car parking before the existing car park is altered.
4. The land the subject of this application is presently hard surfaced. The proposal within this application will improve the quality of the surface finish, formally mark out the parking bays and access aisles and provide necessary lighting etc. The works proposed are considered acceptable.
5. The Environment Agency have now confirmed no objection to the application subject to conditions. In summary:
  - Remediation – details of a remediation strategy.
  - Verification report – to confirm compliance with the remediation strategy.
  - Monitoring and maintenance plan
  - That previously unidentified contamination is dealt with in accordance with an approved strategy if found
  - No infiltration of surface water unless approved by the LPA
  - A scheme for the decommissioning of any boreholes to be agreed.
6. The SUDS officer has some remaining technical issues with the drainage strategy and therefore condition 7 as recommended is still required to ensure a drainage strategy can be agreed. An additional condition is also recommended requiring a verification report to demonstrate that the approved drainage strategy has been implemented.
7. The deputation of Rebecca Sanders (Interested Party) speaking in support of the officers' recommendation.
8. The unanimous support of the Committee for the Officers' recommendation.

**AGREED** that subject to the Environment agency withdrawing their objection to the scheme, Members give delegated authority to finalise the number and wording of conditions in light of any conditions suggested by the Environment Agency, and the Head of Development Management/Planning Decisions Manager in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992, be authorised to grant planning permission subject to conditions.

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**AUDIO RECORDING**

NOTED

1. Work is currently being done to finalise the audio recording for inclusion with these minutes.