

MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY 1 APRIL 2026

Councillors Present:	Cllr Jessica Webb in the Chair (agenda items 1-4 and 6-8) Cllr Jon Narcross (vice-chair) in the Chair (agenda item 5 only)
	Cllr Michael Desmond, Cllr Jon Narcross (Vice-Chair), Cllr Clare Potter, Cllr Ali Sadek, Cllr Sheila Suso-Runge and Cllr Penny Wrout.
Apologies:	None.
Officers in Attendance:	James Bellis, Major Projects Planner Nick Bovaird, Major Projects Planner (Development Manager) Natalie Broughton, Assistant Director - Planning & Building Control Andrada Calin, Senior Urban Design Officer Graham Callam, Growth Team Manager Louise Claeys, Principal Sustainability and Climate Change Officer (virtual) Christopher Carthy, Assistant Director, Housing Regeneration & Delivery Qasim Shafi, Principal Transportation Planner (virtual) Gareth Sykes, Governance Officer Helena Taylor, Senior Biodiversity Officer Natalie Williams, Senior Governance Officer
Also in Attendance:	Mark Beard, KC
Absent:	Cllr Humaira Garasia, Cllr Ifraax Samatar and Cllr Ian Sharer.

1 Apologies for Absence

- 1.1 There were no apologies for absence.
- 1.2 Councillors Humaira Garasia, Ifraax Samatar and Ian Sharer were recorded as absent.

2 Declarations of Interest

- 2.1 Councillor Webb declared an interest; for agenda item 5 the Councillor would be speaking in support of the application.
- 2.2 Councillor Wrout declared an interest: agenda item 6 was in her ward. The Councillor would recuse herself from the meeting

2.3 For the public record, it was noted that all members of the Sub-Committee were acquainted with fellow Hackney Councillors Clare Joseph and Claudia Turbet-Delof who were speaking in objection to agenda item 6.

2.4 As per the Constitution's Planning Code, the Councillors would leave the meeting room once they had made their representations at the meeting.

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 committee considered the minutes of its meeting held on the 26th of February 2026.

Resolved:

To approve the minutes of their previous meeting, held on the 26th of February 2026, as an accurate record of those meeting's proceedings.

5 2025/2565: Selman And Wellday Garages, Gascoyne Estate, London, E9 5AP

5.1 Proposal:
Demolition of existing garages and structures and construction of 22 new residential dwellings (Use Class C3) with associated amenity space, cycle parking, refuse stores, hard and soft landscaping, play space, improvements to public realm, and other associated works.

POST SUBMISSION REVISIONS:

Additional and amended information has been submitted by the applicants to demonstrate compliance with relevant planning policy.

Revisions

- External Fabric Details Typical Window Section Drawing (Dwg) No. 114_20_00 Rev P02 Dated 4/12/25
- External Fabric Details Typical Balcony Section Dwg No. 114_20_01 Rev P02 Dated 4/12/25
- External Fabric Details Typical Colonnade Section Dwg No. 114_20_02 Rev P02 Dated 4/12/25
- Proposed Elevation East Dwg No. 114_17_01 Rev P02 Dated 4/12/25
- Proposed Elevation South Dwg No. 114_17_02 Rev P02 Dated 4/12/25
- Proposed Elevations West Dwg No. 114_17_03 Rev P02 Dated 4/12/25
- Proposed Section AA Dwg No. 114_16_00 Rev P02 Dated 4/12/25
- Proposed Section BB Dwg No. 114_16_01 Rev P02 Dated 4/12/25
- Proposed Section CC Dwg No. 114_16_02 Rev P02 Dated 4/12/25
- Proposed Site Plan Dwg No 114_10_00 Rev P02 Dated 8/1/26
- Soft Landscaping Plan Dwg No. 0111-PR-ZZ-ZZ-DR-L-0003 Rev 007 Dated 16/2/26
- Soft Landscaping Schedule Dwg No. 0111-PR-ZZ-SH-L-9055 Rev 003 Dated 16/2/26

- Tree Shrub Schedule Dwg No. 0111-PR-RP-ZZ-ZZ-SH-9050 Rev 03 Dated 16/2/26
- Pictorial Specification Dwg No. 0111-PR-SP-L-0001 Dated February 2026
- Stage 3 Report Ref. 0111-PR-RP-L-0003 Dated 16/2/26
- Proposed Ground Floor Plan Dwg No. 114_11_00 Rev P03 Dated 24/02/26
- Proposed Ground Floor Detail Plan Dwg No. 114_11_10 Rev P03 Dated 02/02/26
- Proposed Elevation North Dwg No. 114_17_00 Rev P03 Dated 24/02/26
- External Fabric Details Communal Entrance Section Dwg No. 114_20_10 Rev P03 Dated 24/02/26
- Landscape Management Plan Ref. 0111-PR-RP-L-0040 Rev 003

5.2 The planning officer introduced the application during which reference as made to the addendum and the following corrections (see published addendum for full details):

- **The recommendation at Chapter 8 shall read as (to confirm the recommendation in the introduction)**

RECOMMENDATIONS

Recommendation A

Grant conditional planning permission subject completion of a Legal Agreement As set out in the report.

- Additional Condition - to be inserted as 8.1.31.

No persons were registered to speak in objection to the application.

5.3 Councillor Jessica Webb, Jane Haverman, Head of Housing Delivery (Hackney Council) and architect Ross Powell-Jones spoke in support of the application.

Councillor Webb left the meeting after speaking.

5.4 During the course of a discussion a number of points were raised including the following;

- Committee members congratulated the applicant on a good level of engagement with local residents;
- If required, the applicant could assist any garage users who would like to rent alternative garages in area;
- Conditions controlled the sustainable drainage system and the arboricultural supervision timetable. Drainage had to occur first before other demolition work could commence. While no specific start date was set, the Council expected a timetable soon.
- The process to procure a contractor was to commence shortly. It was anticipated that the main works would start on site by March 2027 with some enabling works starting earlier than that date;
- Committee members noted that the unique look of the proposals was due to design features, it would also assist in hiding some of the plant work such as air source heat pumps or the solar Photovoltaic (PV) panels;
- Strict regulations, supplemented by additional protocols, were in place to govern and ensure satisfactory noise levels against nearby Wick Road

and Cassland Road. The design proposals aimed to be enclosed, minimising noise breakout toward neighbouring buildings;

- The regeneration team would consider a suggestion from Committee members about the possibility of including four bedroom units in future schemes;
- Currently 30 to 33 percent of the homes under the Council's housing programme were three bedroom homes;
- The applicant would explore a suggestion from the sub-committee about providing additional information containing a running tally on the development of the overall scheme and the number of three bedroom units within it;
- Currently there was no access to the site from Wick Road. The intention was to remove the fence that was currently running the entire length of the road to provide access to the site;
- Despite the Urban Greening Factor (UGF) shortfall, the Senior Biodiversity Officer stated the score of 38 was the closest achievable to the policy maximum given site constraints. The applicant confirmed they had maximised planting, reserving the remaining area for re-provided parking.

Vote:

For: Cllr Michael Desmond, Cllr Ali Sadek, Cllr Jon Narcross (Vice-Chair), Cllr Clare Potter, Cllr Sheila Suso-Runge and Cllr Penny Wrouth.

Against: None.

Abstained: None.

Resolved:

To grant conditional planning permission subject completion of a Legal Agreement as set out in the report.

Councillor Wrouth left the meeting at the conclusion of agenda item 5.

Councillor Webb returned to the meeting for agenda item 6.

6 2025/2841: Frampton Park Estate, Frampton Park Road

6.1 Proposal:

Variation of condition 1 (approved drawings) of planning permission 2021/1065 dated 23 March 2021, as amended, for "Demolition of the existing Frampton Park Community Hall and estate cleaning depot to rear; demolition of disused parking structure on Wooldridge Way; additional works associated with site clearance. Construction of mixed tenure residential dwellings within two new blocks and within the undercroft area of Tradescant House. Landscape and public realm improvements within the site boundary including provision of play space and reorganisation of existing car parking." The proposed changes include an increase in the number of dwellings from 69 to 72; a change in massing of the Phase 1 'Atrium' building from a part 4 and part 7 storey block to a 6 storey block; changes to the unit and tenure mix in Phase 1, changes to materiality and landscaping.

POST SUBMISSION REVISIONS:

- Provision of an amended Flood Risk Assessment document.
- Amended planting mix, shown on updated landscaping plans.

- Confirmation that PV panels are not proposed for the Atrium building, though the design allows for their installation at a later date.

These amendments are sufficiently minor that it has been considered unnecessary to carry out a further consultation on the application.

The planning officer introduced the application during which reference was made to the addendum and the following corrections (see published addendum for full details);

- The development description should be updated to reflect that the parent permission was granted on 23 June 2022;
- Paragraph 6.8.2 should be amended to reference an extensive, rather than intensive green roof;
- Paragraph 6.8.5 should be amended to reflect an increased UGF within the submission from 0.295 to 0.3;
- Paragraph 6.6.33 should be amended to reflect that the relevant section of the building, facing 49-131 Well Street, is two, rather than three storeys higher;
- Paragraph 6.10.3 notes that:

“One remaining concern is over access to the repositioned bin store for 133-151 Well Street, where parking bays are proposed in front of the bin store entrance.

Since the Waste team require a 2m clearance width on the route from the bin store to the parking point for their vehicles, further details are required at this stage to show that this is achieved, and whether it is necessary to move those parking bays, or to provide bollards to ensure that cars do not override the space and thereby narrow the clearance distance. Since it appears from the submitted plans as if this aspect can be dealt with successfully, it will be dealt with in the addendum to this report.”

The applicants have submitted a revised landscape plan, which shows that the bin store can be served with a 2m clearance. This amended plan FPE-EAS-XX-00-DR-L-10000 P05 replaces the previous iteration in the document list to be approved.

- Condition 8.1.16 (Cycle Parking) should be amended to reflect a clarification by the applicant. This is in line with the assessment in paragraphs 6.5.7-6.5.8 of the report.

6.3 Councillors Clare Joseph and Claudia Turbet-Delof spoke in objection to the application.

Councillors Joseph and Turbet-Delof left the meeting after making their representation.

6.4 Mark Pender of PPM Planning and the applicant, James Mollosos, spoke in support of the application.

6.5 During the course of a discussion a number of points were raised including the following;

- The original 2021 planning application had agreed to a £250,000 Community Hall Contribution for Elsdale Hall's renovation/reprovision.

This sum was subject to indexation from the original consent date until construction commencement, which had not yet occurred. A separate, subsequent application resulted in the hall's demolition, but the 2021 heads of terms and indexation start date remained in effect.;

- The scheme offered 100% affordable housing, with an increased number of intermediate units and an additional family-sized social rented unit. Two larger, less affordable intermediate units were removed. The applicant stated these two units would be delivered elsewhere within the portfolio approach to the housing supply programme.;
- The applicant confirmed that they kept track of the overall delivery in terms of tenure mix and unit size for the programme;
- The architect for the applicant confirmed that there would be a provision for two four bed social rent homes in the scheme;
- The assessment in the committee report had concluded that the daylight/sunlight impact on neighbouring properties was acceptable;
- The applicant explained the six-story atrium design created a deck access building, similar to the surrounding typology, resulting in all flats being dual aspect.;
- The applicant acknowledged that though there was some additional height in parts of the massing they had ensured that the setback was such that at ground level the proposal was of a suitable scale;
- The planning officer noted that the increased height of the parapet disguised an additional mechanical plant. The applicant confirmed that sustainability upgrades since 2021 had necessitated the plant;
- The Council's Senior Biodiversity Officer addressed the failure to meet the UGF target score, explaining that the applicant's constrained site made the score an often unachievable ambition. The goal is to get as close to the target as possible, acknowledging the constraints;
- The planning officer noted a lack of clarity on whether the proposed scheme would achieve Passivhaus accreditation, though it still had met several other targets;
- The applicant stated that due to stricter energy requirements since 2021, the scheme was now significantly improved thermally, resulting in better building performance;
- The applicant noted significant viability and building safety challenges across the Council's wider housing programme. They emphasised the need to balance these issues on a scheme-specific basis, across the wider programme, and within the overall portfolio.

Vote:

For: Cllr Michael Desmond, Cllr Jon Narcross (vice-chair), Cllr Clare Potter, Cllr Ali Sadek, and Cllr Jessica Webb (Chair).

Against: None.

Abstained: Cllr Sheila Suso-Runge

Resolved:

To grant planning permission subject to conditions and a deed of variation to the Unilateral Undertaking.

7 Delegate Decisions

7.1 The sub-committee noted the delegated decisions document for the

period 26th of February to 23rd of March 2026.

Resolved:

To note the delegated decisions document for the period 26th of February to 23rd of March 2026.

8 Any Other Business the Chair Considers to be Urgent

8.1 Committee members noted their next meeting was on the 29th of April 2026.

Duration of the meeting: 6.30pm - 8.00pm

CLOSE OF MEETING

Chair of the Planning Sub-Committee meeting, Councillor Jessica Webb.

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