

03-01-2023

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application Number: 2021/2732
Site Address: 14 to 40 Newnton Close and 456 to 484 Seven Sisters Road, Hackney, London N4 2RQ
Development Description: Demolition of existing buildings and redevelopment to provide 2no. buildings, 1no. part 5-storeys, part 7-storeys and 1no. 10 storeys comprising a total of 76 no. retirement apartments and communal facilities, together with associated works and landscaping.

PLANNING SUB-COMMITTEE MEETING TO BE HELD IN-PERSON

A recent High Court ruling means that Planning Sub-Committee meetings are now required to be held in person. In order to maintain social distancing, the following arrangements have been made:

- Those wishing to speak must attend in person (in the Town Hall)
- Observers will be encouraged to view the live stream online. Any observers who cannot access the live stream and wish to attend the meeting will need to register in advance. Please note that capacity is limited.
- Members of the Planning Sub-committee will attend in person (in the Town Hall)

No other changes have been made to the application process.

A report has been prepared for the above-mentioned application recommending that Planning Permission be **Granted**.

The report will be considered at the next Planning Sub-Committee Meeting where a decision will be taken as to whether to support or reject the recommendation. The details of the meeting are as follows –

Venue	Hackney Town Hall
Date	11-01-2023
Time	6.30 PM

How to view the Planning Sub-Committee Agenda:

The Planning Sub-committee agenda and the report can be viewed via the Council's website five working days before the meeting at <https://hackney.moderngov.co.uk/ieListMeetings.aspx?Committeed=125>

How to have your say at the Planning Sub-Committee meeting:

Registered objectors or supporters will be given up to five minutes to summarise their written representations on the planning application before a decision is made by the Planning Sub-Committee.

If you wish to address the Planning Sub-committee meeting, you must register with the Committee Officer by emailing governance@hackney.gov.uk before 4 pm on the day before the Planning Sub-Committee meeting.

If you wish to observe the meeting (and not speak), you can do so via our YouTube link - (Please

refer to the **Agenda Front Sheet document for the YouTube link**).

Attendance at the meeting for observers will be limited to ensure compliance with health and safety capacity limits. You must notify the Governance Services (details above) as soon as possible, in advance if you wish to attend - and no later than 4 pm on the day before the meeting.

If you have requested to speak at the meeting you will then be added to the list of 'Notified Speakers'. Once the deadline has passed, the list will be closed and no further names will be added to the list.

The time allocated to registered objectors or supporters is strictly limited to five minutes. When more than one person has registered to speak to object or support a planning application, those persons registered to speak must divide the five minutes between them or nominate a group spokesperson.

If your comments formed part of a petition, please make other signatories of the petition aware of this letter.

What format will the meeting take?

The meeting will be an in-person meeting, with active speaking participants (applicants, objectors, supporters, Members) being present in the Town Hall. - Observers will be able to view a live stream **(Please refer to the Agenda Front Sheet document for the YouTube link)**. Any observers who cannot access the live stream and wish to attend the meeting will need to register in advance as capacity will be limited due to social distancing guidelines.

A copy of the guidance for the public is attached and included in the agenda front sheet. If you wish to register to speak, please contact governance@hackney.gov.uk and a member of the Governance Services team will contact you to confirm. It is essential that you notify us that you wish to attend, as we have limited capacity at the Town Hall.

Electronic copies of all the relevant paperwork will be published in an agenda pack five clear working days before the meeting. A copy will also be sent to you via email if requested.

Yours faithfully

Catherine Slade

**For and on behalf of The Head of Planning and Building Control
Neighbourhoods and Housing**

May 2021

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Purpose

This guidance is intended to support members of the public who wish to attend meetings of the Council do so in a Covid-safe way.

Introduction

All of the Council's buildings have been adapted to ensure that, so far as possible, they are a Covid-safe environment. However, it is also important that individuals are taking appropriate action based on their personal circumstances and needs.

Attending a meeting can also increase the risk to yourself and others. You must think about whether it is essential for you to attend. You should consider:

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Whether you can watch the meeting online - all Council meetings are being live-streamed.

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Whether you have specific health-related concerns that would put you at risk.

You can use the guidance below to assist you. You can also contact governanceservices@hackney.gov.uk if there are any specific questions you have after reading it.

Public Attendance

The Town Hall is not presently open to the general public, and there is limited capacity within the meeting rooms. However, the High Court has ruled that where meetings are required to be 'open to the public' or 'held in public' then members of the public are entitled to have access by way of physical attendance at the meeting.

The Council will ensure that access by the public is in line with any Covid-19 restrictions that may be in force from time to time and also in line with public health advice.

Those members of the public who wish to observe a meeting are still encouraged to make use of the live-stream facility in the first instance. You can find the link on the agenda front sheet.

Members of the public who would ordinarily attend a meeting to ask a question, make a deputation or present a petition will be able to attend if they wish. They may also let the relevant committee support officer know that they would like the Chair of the meeting to ask the question, make the deputation or present the petition on their behalf (in line with current Constitutional arrangements).

In the case of the Planning Sub-Committee, those wishing to make representations at the meeting should attend in person where possible.

Regardless of why you want to attend a meeting, you will need to advise the relevant committee support officer of your intention in advance of the meeting date in order to support track and trace. You can find contact details for the committee support officer on the agenda front page.

The committee support officer will be able to confirm whether the proposed attendance can be accommodated with the room capacities that exist to ensure that the meeting is covid-secure.

As there will be a maximum capacity in each meeting room, priority will be given to those who are attending to participate in a meeting rather than observe.

Members of the public who are attending a meeting for a specific purpose, rather than general observation, are encouraged to leave the meeting at the end of the item for which they are present. This is particularly important in the case of the Planning Sub-Committee, as it may have a number of items on the agenda involving public representation.

Before attending the meeting

Please review the information below as this is important in minimising the risk for everyone.

If you are experiencing [covid symptoms](#), you should follow government guidance. Under no circumstances should you attend a meeting if you are experiencing covid symptoms.

Anyone experiencing symptoms of Coronavirus is eligible to book a swab test to find out if they have the virus. You can register for a test after checking your symptoms [through the NHS website](#). If you do not have access to the internet or have difficulty with the digital portals, you are able to call the 119 services to book a test.

If you are an essential worker and you are experiencing Coronavirus symptoms, you can apply for priority testing through [GOV.UK](#) by following the [guidance for essential workers](#). You can also get tested through this route if you have symptoms of coronavirus and live with an essential worker.

Availability of home testing in the case of people with symptoms is limited, so please use testing centres where you can.

Even if you are not experiencing covid symptoms, you are requested to take an asymptomatic test (lateral flow test) in the 24 hours before attending the meeting.

You can take a test by visiting a lateral flow test centre; [ordering a lateral flow kit to be sent to your home](#), or picking up a kit from designated collection points. You can find details of the rapid testing sites in Hackney [here](#). You can find your nearest collection point [here](#).

You must not attend a lateral flow test site if you have Coronavirus symptoms; rather you must book a test appointment at your nearest walk-through or drive-through centre.

Lateral flow tests take around 30 minutes to deliver a result, so please factor in the time it will take to administer the test and then wait for the result when deciding when to take the test.

If your lateral flow test returns a positive result then you must follow Government guidance; self-isolate and make arrangements for a PCR test. Under no circumstances should you attend the meeting.

Attending the Town Hall for meetings

To make our buildings Covid-safe, it is very important that you observe the rules and guidance on social distancing, one-way systems, hand washing, and the wearing of masks (unless you are exempt from doing so). You must follow all the signage and measures that have been put in place. They are there to keep you and others safe.

To minimise risk, we ask that you arrive at the Town Hall no more than ten minutes before the meeting is scheduled to commence. You will be invited into the meeting room five minutes before the meeting starts.

You should enter the Town Hall via the front entrance. You will be required to sign in and have your temperature checked as you enter the building. Security will direct you to the Council Chamber or Committee Room as appropriate.

Seats will be allocated, and you must remain in the seat that has been allocated to you.

It is recommended that you bring a bottle of water with you.

If you are attending the meeting for a specific item on the agenda then we ask that you leave the meeting and the building once that item has been concluded.

