

APPENDIX 5 -MEETING NOTE

Development Management Forum

A Development Management Forum for a development proposal was held on 4th July 2017 for the site:

Land at Bernard Works, Bernard Road, Herbert Road and Norman Road, Bernard Road Tottenham London N15 4NX

Development Proposal:

Demolition of existing buildings and erection of a part 1,3,4,5,6,7 storey mixed use development comprising 25 Commercial Units (B1), music rehearsal space (Sui Generis), a café (A3), Commercial Pavilion (Sui Generis) (2446.9sqm), and 99 Residential Units (C3) including 12 apartments tethered to the commercial space, plus site access, landscaping, plant and other associated development.

This note is a summary of the meeting.

Summary of Issues

The key planning concerns highlighted at the meeting by residents were: the principle of the development, density and design, heights of new buildings, privacy/overlooking to adjoining occupiers, the loss of trees and green space, daylight/sunlight issues, increased pressure on local services, parking, and consultation issues.

More specifically, the issues and questions raised by local residents were as follows:

Principle of Development

- The site is already in use as industrial land and should not be released.
- What are local people being offered in exchange for accepting this development?
- Regeneration is generally positive, but this specific scheme will result in the decline of the area.
- Why should the developer be allowed to profit from this development?

Design, Density and Building Height

- The massing of the new build blocks is visually unappealing.
- The height of the blocks is excessive. The mansion-style block fronting Ashby Road is too tall.
- The density of the scheme is excessive.
- All of the proposed buildings are too tall.
- There are too many other tall buildings being granted planning permission in the local area, including Apex House.
- What is the Quality Review Panel?

- The Quality Review Panel has been inconsistent in its treatment of this scheme.
- A scheme comprising 2-storey Victorian houses should be presented instead.

Local Services

- The scheme will put pressure on local services (including local schools, transport, health care, waste collection and other infrastructure)

Green Space

- The proposal will result in the loss of a local green space.
- The trees on the green space are mature and should be retained.
- Local residents were promised that the existing green space would be retained
- The green space should be retained and not built on – can it be retained?
- The loss of the greenspace will lead to crime in the local area.

Parking and Traffic

- The on street parking proposed is insufficient.
- The current road layout is defined by differing types of commercial and residential traffic and it would be inappropriate to consolidate the road layout.
- The traffic measures installed would not prevent rat running through the area.
- The proposal will lead to overspill parking outside CPZ areas.
- The commercial parking serving in the interior courtyard will be noisy and disturb local residents.
- Why should local residents have to put up with increased traffic and noise? The area has been the same for many years.
- Two way roads will result in more traffic.
- The increase in pedestrian connectivity will result in increased crime in the local area.
- Development will result in increased air pollution and noise from car traffic.
- When will transportation reports be available after the planning application is submitted?
- Concerns regarding volume and duration of construction traffic.

Amenity to Adjoining Occupiers

- The daylight/sunlight impacts to adjoining properties are unacceptable.
- The overshadow impacts are unacceptable.
- The development is a violation of human rights of occupiers.
- The new residential units will be multi-occupied as rental units as they will be unaffordable. This will impact local amenity.

Consultation

- There was a lack of consultation on the scheme.
- There was a lack of consultation on the site allocation on the Tottenham Area Action Plan and the site allocation TH12 (and the site requirement to rationalise the road layout).
- Has the application already been decided by the Council?
- What is the Tottenham Area Action Plan?
What are the guidelines that set how the TH12 site allocation was brought forward?
- Local residents have been unable to contact Council Officers about the scheme.
- Residents were on the electoral roll but did not receive consultation letters about the Tottenham AAP.
- Applicant's consultants should not have canvassed local residents prior to the deposit of the application.
- Will the DM Forum be presented to committee?
- The Planning Case Officer is unaware of the location of the local school.