



PLANNING & REGENERATION DEVELOPMENT CONTROL DIVISION

MINUTES

Meeting : Development Control Forum - Portland Road, N15
HGY/2008/0032
Date : 29th January 2009
Place : Apex House, Seven Sisters Road, N15
Present : Cllr Bevan, Cllr Hare, 5 Local Residents and applicants agent's
Minutes by : Tay Makoon

Distribution :

1.	Paul Smith opened the meeting by welcoming everyone to the meeting, introduced officers, members and the applicant's representatives. He explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, he explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.	
2.	Proposal Demolition of existing property/6 x bungalows and erection of 3 storey building to provide 15 flats comprising 14 x two bed and 1 x one bed flats with associated landscaping. Main Issues Principle of Use Size, Scale and Density Design and Appearance Impact on adjoining properties Car Parking Landscaping	
3.	Presentation by Architect The presentation covered Site Location, existing context proposed site plan and schedule, proposed ground and first floor, proposed second and roof plans, proposed elevations, car free development, 6 units for disabled within private areas.	
4.	Questions Concerns from local residents Hours of operation Refuse Overdevelopment Parking issues	

Q1: What other criteria's are you using apart from the over 55?
What context it this being sold?

Ans: This is a Housing Association low cost housing, low rent. The intention is to apply sheltered scheme and units one 2 bed social housing sheltered homes – rented accommodation

Q2: Support social housing, foot print okay, density too high

Ans: Proposed steps away – the building is higher, good quality layout, entrance to building bicycle store.

This is going to be a large development trucks coming in worried reassurance

1. Hours of Construction
2. Consultation about management construction condition to planning application
3. Remediation contractor to make good before leaving site
4. Refuse collection and refuse vehicle manoeuvres

Q3: Cllr Bevan – Does the measurement of the rooms include the balconies or are the balconies extra amenity space.

Ans: The balconies are not part of the measurement of the flat

Q4: Cllr Hare: More information about landscaping and ecology

Ans: An ecology survey has been done and is submitted as part of the application and can be viewed on the Councils website

Q5: We have concerns about security of the site, people jumping over the wall, dumped cars.

Ans: Paul Smith advised that everyone concern should get together and iron out and resolve any issues.

Paul Smith concluded the meeting by thanking everyone for attending and participating. He reminded everyone to send in objections and that further representations can be made at Planning Committee.

End of meeting