



**PLANNING, POLICY & DEVELOPMENT
DEVELOPMENT CONTROL DIVISION**

MINUTES

Meeting : **Development Control Forum - Park Tavern N17, 220 Park Lane, N17
– HGY/2008/2220**
Date : **15th January 2009**
Place : **Resource Centre, Park Lane N17**
Present : **Cllr Bevan, 4 Local Residents and Applicants Agent's**
Minutes by : **Tay Makoon**

Distribution :

<p>1.</p> <p>2.</p> <p>3.</p>	<p>Paul Smith opened the meeting by welcoming everyone to the meeting and 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.</p> <p>Proposal: Demolition of existing buildings and erection of 4 storey building comprising 380sqm of A1 (Retail) floorspace plus Kingdom Hall on the ground floor, with 2 x one bed flats on the upper floors plus 15 car spaces and 37 cycle spaces.</p> <p>Main Issues Principle of Use Size, Scale and Density Design and Appearance Impact on adjoining properties Car Parking Landscaping</p> <p>Presentation by Richard Sierra The presentation covered the Design Brief Site Location, context and analysis Proposed ground floor layout Retail Kingdom Hall Residential entry & car parking Building section Courtyard – communal amenity Materials Key elevation (& Visuals Positive impact of the scope</p>	
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4.

Questions

Concerns raised by local residents:

- Parking on & off match days
- Lack of parking facilities provided on site for the development
- Lack of public transport for the use of Kingdom Hall
- Design
- Noise from Kingdom Hall
- Overcrowding
- Spurs takeover
- Demolition of Park Tavern
- Character and appearance

Q1: Why did the owner demolish the building?

Answer: The owner in this case does not need permission to demolish his property and he owns it and this is what he has done. The reason why they demolished is because the pub was vacant and to avoid squatters.

Q2: Why did they demolish the front of the building last – is it because it is listed and they were meant to keep it?

Ans: The building is not listed and one would assume they were following Health & Safety regulations.

Q3: Do you know who the owners are?

Ans: The owners are Park Lane House Ltd.

Q4: Cllr Bevan: Does the development have a flat roof? what amenity space is provided for the flats. The design is a monstrosity, it is not in keeping with the area, it is not a design you would expect for such a prime landmark location. It is unacceptable. Have the scheme been to the Haringey Design Panel?

Ans: Yes the development has a flat roof; The scheme has provided amenity space in the courtyard and the balconies for the flats. The scheme has not been to the Design Panel as yet. As for the design it is a matter of opinion and we do take your views on board.

Q4: Have you actually seen the site?

Ans: Yes – we have been on site and visited the local surroundings and in designing the scheme we need to take into consideration the local context as shown in our presentation. We are very familiar with the location.

Q5: Why are you putting this big development there with no adequate parking facilities, we already have problems with parking from the bus drivers, local people do not have space to park and have to go half a mile to park. Most of the people in this area are a mixture of old people and families with more than one child. They can't park now, how do you expect them to be able to park?

Ans: The scheme meets Council Policy on parking, it is considered that this location is well served by public transport and that the users of the Kingdom Hall will use public transport to access the site.

Q6: Why have you only got 15 parking spaces for this development?

Where do you expect the people from your flats to park? What about emergency vehicles?

Ans: The Government is trying to reduce the number of cars on the roads, and the parking allocation for this scheme meets the Council's policy on parking. It is expected that the people living here would use public transport. Emergency vehicles can access the site, it is a legal requirement and this scheme fully meets that requirement.

Q7: How many people do you envisage using the Kingdom Hall?

Ans: We expect about 200/300 people to visit the Kingdom Hall.

Q8: Have you thought how they are going to arrive here?

Ans: We would expect them to use public transport to get to the Hall.

Q9: Are you aware that there is no Sunday train service at Northumberland Park. As you are aware people visiting the Kingdom Hall will be families, most people with children drive, where do you expect them to park?

Ans: We have explained before that the Government is trying to reduce the number of cars on the road and there are schemes such as this all over London with little or no parking allocation. We understand you have concerns and take your comments on board.

Q10: Is the Kingdom Hall sound proof?

Ans: The Kingdom Hall is sound proof in order to meet building control requirements.

Q11: Cllr Bevan - why have you only allocated four parking spaces considering the number of people using the hall is expected to be 200/300? Who will manage the scheme to make sure the balconies does not have washing on etc?

Ans: The scheme has been designed with minimum parking allocation as this location is considered to be well served by public transport and the government is looking at reducing the number of cars on the road and developers are encouraged to submit a green travel plan to encourage people to travel by public transport. With regards to management Newlon will have their own management plan in place to manage and maintain the building

5. 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