

**MINUTES OF THE ALEXANDRA PARK AND PALACE STATUTORY ADVISORY URGENCY  
SUB COMMITTEE  
THURSDAY, 21 MAY 2009**

Members of the Urgency Sub-Committee

\* indicates attendance

Mr P. Wastall	:	Alexandra Residents' Association
*Mr. D. Liebeck	:	Warner Estate Residents' Association (Chair)
*Councillor S. Oatway	:	Alexandra Ward (Vice-Chair)
Councillor C. Harris	:	Noel Park Ward

Also in attendance:

Mr D Frith – The Rookfield Association  
Mr Andrew Gill – Acting General Manager – Alexandra Palace  
Mr Mark Evison – Park Manager – Alexandra Palace  
Ms Rebecca Kane – Managing Director - APTL  
Ms Natalie Cole - Clerk to the Committee – LB Haringey  
Mr Clifford Hart – Clerk to the Committee – Committee Manager – LB Haringey

MR D. LIEBECK IN THE CHAIR

**LC1. APOLOGIES**

Apologies for absence were received from Mr Paul Wastall and Ms Jane Hutchinson (Alexandra Residents Association) and Ms Monica Myers (Muswell Hill & Fortis Green Association).

It was noted that Cllr. Catherine Harris was no longer a member of the Advisory Sub-Committee but was now a member of the Alexandra Palace and Park Board.

**LC2. URGENT BUSINESS**

There was no urgent business.

**LC3. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**LC4. HARINGEY HEARTLANDS - OUTLINE PLANNING APPLICATION**

The Park Manager – Alexandra Palace – Mr Evison introduced the report highlighting that the outline planning application being considered related to fixing “access” to the redevelopment of Haringey Heartlands. Mr Evison circulated extracts from the Environmental Assessment for the scheme. The section entitled Potential Effects (paragraph 11.108) stated that the impact of the construction phase on the skyline view from the Palace “would affect the “open” character of Alexandra Palace and Park and the setting to Alexandra Palace” and would be “long-term, local and range from moderate to high adverse significance”.

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The Committee undertook a wide ranging discussion in respect of the outline planning application, the main points raised and concerns expressed were as follows:

- that the Advisory Committee would not be given a further opportunity to comment on the entire scheme before it was approved by the LB Haringey's Planning Committee, and therefore whether there was a need to discuss the scheme in its totality at this juncture;
- that, if the full application went ahead, increased accessibility from the development to the park should be considered, and concerns were expressed in relation to the current access through a rundown subway at the south end of the development site;
- that the access road detailed in the application would not necessarily connect satisfactorily with the Palace and Park;
- that a Development Control Forum was due to be held on 2<sup>nd</sup> June at the Greek Cypriot Community Centre at Earlham Grove, N22. which venue was not in close proximity to the development, and a meeting closer to the site should be considered (Councillor Oatway undertook to raise this issue with LB Haringey Planning Services);
- the email from Ms Jane Hutchinson - Alexandra Residents' Association - expressing concerns as to the overall scheme was noted, and that Ms Hutchinson be asked to submit her expressed concerns to the LB Haringey's Planning Service;
- that the letter expressing the views of the Avenue Residents Association as circulated be noted, and that the Association be asked to ensure that its comments be forwarded to the LB Haringey's Planning Service;
- that the email from Mr Aspden (Advisory Committee Member), noting the limited influence of the Advisory Committee given that the application was outside the ambit of the Advisory Committee under the 1985 Act, and whether the Board was obliged to give due regard to the views expressed by this Committee, be noted;
- Mr Frith – Advisory Committee Member in attendance -commented that that the development would affect the open character of the conservation area. Mr Frith also commented that clarification should be obtained in relation to the status of reserved matters, as referred to in the application, and the implication of reserved matters being included in this application for outline planning permission.

In response to points raised during discussions The Acting General Manager - Alexandra Park - Mr Gill advised that further information would be obtained prior to any formal response to the Board being submitted on the following points:

- plans for access to the Park from the development site be investigated further;
- whether any further applications on the detail and different phases of the scheme would be submitted for consultation if and in the event that outline planning permission for the development was granted;

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- What consultation has occurred and/or has been planned, and would there be opportunity for the full Advisory Committee formally to comment on the full application?

The Managing Director - Alexandra Palace Trading Limited (APTL)- stated that, whilst there were potential advantages to the development scheme, there could also be negative impacts such as pressures on parking in the area. Ms Kane advised that she would need to consult the APTL Senior Management Team for their views.

There being no further comments or discussion the Chair summarised and it was:

**RESOLVED**

That the Alexandra Palace and Park Board be asked to note the main points of concern of the Advisory Committee in respect of the Heartlands Outline Planning Application, as outlined in the 8 bullet points detailed above, and, in particular, the following concerns:

- (1) This Committee endorses the widely held views of local residents, that the scale and size of the development, and, in particular, the height of the buildings, are excessive, and that there will be a significant PERMANENT ( not just "long term") adverse effect on the cherished and exceptional vistas of the surrounding area from the Palace , and
- (2) The apparent lack of provision in the plans for a more satisfactory and substantial means of pedestrian access from the Heartlands site to the Palace and Park.

The meeting ended at 19:35 hrs

**Mr David Liebeck**

**Chair**