



**PLANNING & REGENERATION
DEVELOPMENT MANAGEMENT TEAM**

MINUTES

Meeting : Development Management Forum - 193 – 197 Broad lane N15 4QS
 Date : 5 October 2010
 Place : Welborn Centre, Chestnut Road, Tottenham N17 9EU
 Present : Paul Smith (Chair), Cllr Rice, Cllr Watson, Approx 3 Local Residents,
 Applicant’s Representatives, Sanctuary Representative
 Minutes by : Tay Makoon
 Distribution

		Action
1.	Paul Smith welcomed 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 minited and attached to the officers report for the Planning Committee.	
2.	<p>Proposal Demolition of existing structures/buildings and erection of part 3/part 4 storey residential development to provide 29 residential units with associated landscaping.</p>	
3.	<p>Presentation by Mark Eastman A presentation using illustration boards was given by Mark Eastman.</p> <ul style="list-style-type: none"> ▪ A lot of site constraints ▪ Close to existing residential developments, this has impacted on how and why we have positioned the proposed development in terms of design, where we put windows and balconies etc. ▪ The building is sited away from the main road and this has led to a home zone design which means that it can be used by all residents. ▪ Car parking and vehicle movement is reduced to minor use rather than major use. ▪ The scheme has been reduced in size quite a bit, it was a mixed use and residential above and retail on the ground. ▪ We have reduced the height and maximised the site as much as possible ▪ We now have 29 units of mixed flats ▪ Stepped approach to the building ▪ Plenty of amenity space ▪ Sensitive colours to minimise the impact of mass of the building ▪ Scheme meets building regulations, it has 20% renewable energy on site, 20% carbon reduction in line with latest regulations from planning, high levels of insulation, high quality of windows, we will have a very efficient building 	

4. Questions from the Floor

Q1: Cllr Watson

What impact will this development have on the existing residential properties on Anthill Road? And what ways will there be to reduce that impact?

Ans: The proposed contractors will be part of the considered contractor scheme, there will be a waste management plan, there will be prior consultation before any works is carried out. A lot will be done to minimise the impact, if there are any serious noise work, this will be negotiated with UCN to let them know what is going on.

Q2: Cllr Watson

Is this going to be joined to the terrace or is there a gap or alleyway in between?

Ans: There is a build over level at the first floor level, we are close to adjoining. We are very close but not adjoining.

Q3: Cllr Watson

Is there car parking or Bicycle shed?

Ans: we are going for a car free scheme and we know there is a scheme for car sharing in the area. There will be disabled/wheelchair use and there will be 3 car park space designated to them only. We are providing cycle storage.

Q4: Cllr Watson

Has there been any consultation with parking on knock on effect on Anthill Road?

Ans: The Council will be consulting with it's Transportation section and TFL.

Q5: Cllr Watson

Is there any retail at the bottom of this scheme?

Ans: No there isn't any – it's all residential

Q6: Cllr Watson said that Cllr Stanton wanted to know about water plane, he has put his comments on line and that area has had problems with flooding in the past.

Ans: The applicant's have already had extensive discussions with the Environment Agency about the drainage and they do not see this as an issue with the site and in terms of flooding we are outside the flooding boundary of this site.

Q7: Cllr Watson

Is there an issue with fire safety, and access to the site?

Ans: we have had a fire strategy done and the issue is now sorted out and it has proof that it does work the scheme.

Q8: Cllr Watson

Is it social housing or mixed shared ownership?

Ans: It's a mixed shared ownership

Q9: Cllr Rice

There has been no demonstration of creational space? Where do kids play on this site?

Ans: There is a 200sq metre of space for recreational zone. The home zone is an activity space

Q10: Cllr Watson

Is there any equipment play?

Ans: The idea is to make it a green area usable space and it will have seating.

Q11: Cllr Watson

What is the timescale if this were to go through Planning?

Ans: It will be dependant on the getting planning permission and HCSA approach as we have put a bid in for funding. We hope that builders will be on site early in the calendar year and completion by end of March 2012.

Q12: Cllr Watson

How will the flats be allocated?

Ans: It's the normal standard agreement.

Paul Smith reminded everyone to submit their comments to the Planning Service if not already done so and further representations can be made at Planning Committee. He thanked everyone for attending and contributing to the meeting.

End of meeting