



**PLANNING & REGENERATION
DEVELOPMENT MANAGEMENT TEAM**

MINUTES

Meeting : Development Management Forum – Seven Sisters
Regeneration (Wards Corner)
Date : 30th May 2011
Place : Tottenham Town Hall, Moselle Room, Approach Road, N15
Present : Paul Smith (Chair); Applicants, Representatives, Cllr Schmitz,
Lyn Garner, Marc Dorfman and 250 Market Traders/
Residents/ Business Owners
Minutes by : Tay Makoon

Distribution :

<p>1.</p>	<p>Paul Smith welcomed to the Seven Sisters Regeneration Development Management Forum otherwise known as the Corner Site. My name is Paul Smith, Head of Development Management for the Planning and I am responsible for processing planning applications that come in Haringey as Local Planning Authority, I do have other colleagues here with me. Are there any members of the Council present at the moment, Cllr Schmitz is present. Is the press present, I would say that members are not here because there are other Council meetings going on at the same time. It is normal for Council members to come to this meeting and listen to what people have to say and that is normal as we know from the two previous forums before in relation to this matter. People from the press please note no recording is allowed. My role tonight is as a facilitator, it means I must remain neutral and my role is to conduct the meeting in a manner which fits the meeting of this sort and that is what I intend to do. I will organise the speakers as we go around and everybody will get a chance to speak. The format of the meeting and you do have notes on your seat, this is in the form of an agenda. The way the meeting is run is that we have a presentation from the applicant's agent and after the presentation the body of the meeting is you asking questions of the applicants and they in turn answer the question in the way they wish to give. We use the microphone for that and the reason is to make sure we have a proper record of the meeting and that contributes to the minutes which are attached to the report to the Planning Sub-Committee when a decision is made. The Planning Sub-Committee before they make a decision are aware of what happened at this meeting. We do have a written record but we do rely on the word for word recording for accuracy and the minutes are word for word.</p> <p>Statement from the floor: Hurry up and get on with it!</p> <p>Ans: Paul Smith replied I'm afraid I cannot do that I have to go through the process of opening the meeting if I may and that is quite normal. Excuse me? I am afraid you will have to bear with me tonight and allow me to do this introduction and we will get on with the meeting as soon as possible. I know it is hot and I know sticky and I would prefer for hands not to go up just at this stage because we just will not get on. The meeting is as you know about the applicants making a presentation and you ask questions of them and they in turn answer them. That is the format of the meeting. Excuse me Sir if you continue to interrupt I will ask you to leave the meeting! I will ask and you will leave if you carry on. In order to get through this I got as far as telling you about the Committee, the Committee will take place on the 25th of June and that is where the decision will be made. This is not a decision making meeting therefore we can agree to disagree, we expect the conduct of the meeting to be on that basis and we do not expect anything other than a dialogue between the parties. It is my role to make sure this meeting is conducted in an orderly fashion, there will only be one speaker at a time through the microphone, there will be colleagues who will bring the</p>	<p>Action</p>
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microphone to you and I would ask you to wait and then speak through it. There are rules for this meeting and should and I am optimistic that it won't happen, should the meeting become unruly I will give you three warnings, if after those three warnings the meeting is still considered to be un-conductible then the meeting will cease, we will retire and you will be asked to leave the building. Finally just to say in the case of fire , there are fire exits and you will be asked to go out at the back and follow the fire exits down to the ground floor and out of the building and you will be shepherd ed if that were to occur. There are toilets and you may need to use them, we are not allowing cameras and there are signs up about cameras and recordings all around you. Can I ask you to please turn off your mobile phones? The meeting itself will finish about 9 o'clock; I think we will all be intellectually exhausted by that time and I hope the meeting will have conducted its business by that time. We will aim to finish at that point.

Presentation by Chris Frost – On behalf of the Applicant

My name is Chris frost of ASP and I am the planning consultants for this project, I have been working on this scheme since 2007. I am going to give you a short presentation to give you the facts and changes of the scheme since last time. As I suspect most people here would be aware a planning application for this scheme was refused last summer and that decision is subject to a planning appeal which is scheduled to be heard in October. We have every confidence in the appealed scheme but we also have the opportunity to address the reasons for refusal and the scheme before us now attempts to address those. There are two reasons for refusal by the Council. The first is related to the Bulk, Size and Mass of the proposed scheme and its impact on the Conservation Area and the second is related to the balance between the perceived harm to the Conservation Area and the substantial public benefits of the proposal. Wards Corner is one of the key regeneration site in Tottenham, Haringey Council, David Lammy MP, The Mayor are actively supporting the regeneration of this site, more importantly I suspect the local people want to see this site regenerated and we are here tonight to find a way of regenerating that site.

Statement from the floor – No we don't!

Paul Smith replied – excuse me please let him speak.

I believe that is why you are all here this evening. What Grainger has been asked to do as development partner of the Council on this site is bring forward a way that is deliverable, viable and meets the objectives of the development brief. Just looking at the site constraints those of you that are not aware of it, the site lies above Seven Sisters tube station, the ticket office is marked in green on the plan there is only a metre below the pavement level, there are

escalators which are marked in red on the plan which also sit beneath the centre of the site, there are also four tube tunnels marked in blue on the plan which runs right under the centre of the site. This restricts where the foundations for the building can be located and it increases the construction cost for the scheme. There is also a right to light envelope which restricts where the volume can go on the site and shown on the drawing above. There are numerous ownerships on the site which makes site assembly very difficult and certainly time consuming. The layout of the scheme – the scheme is similar in its ground floor layout in terms of the disposition of the units as with the scheme assessed last time around. There are high street shop units at ground floor fronting on Tottenham High Road, along West Green Road a set of shops specifically aimed at independent traders onto West Green Road and there is a clause within the s106 agreement designed to be marketing these specifically towards local independent traders. On the Western part of the site Suffield road we have family housing onto the street and then the southern part of the site

Disruption in the crowd:

Paul Smith said excuse me sir one more outburst and you are going to leave the meeting.

Presentation continues: is the relocated Seven Sisters market hall. The idea is that the market hall is a like for like replacement. There are the same number of stalls on site and specifically designed as a purpose built market hall which perhaps the current market isn't. There are a number of elements in here to ensure market traders have the opportunity to go back into the site and I will go into more detail later on. As part of the ground floor layout there are also public realm improvements and the public realms have changed rather than from the previous version, the entrance to the residential units above is from the public realm at the front of the site, there is an entrance to the residential, there is also a porters office which adds surveillance and security to the front of the site. One of the changes we made to the scheme relates to the height and bulk of the scheme, the block K which is known which fronts onto the Tottenham High Road was previously 7 storey high that has now been reduced to 6 storeys in height. The next slide shows a drop from one side to the other. I think this is a comment made to us by the GLA and I think we will have to make this amendment to the scheme. One of the other elements you can see relates to the corner building the far slide shows the corner with Seven Sisters Road. We did a lot of work on that corner building there were various options that have been through, we looked at retaining the existing building and extending it, we looked at replacing with a similar replacement copy, the scheme that went to the last planning committee and that is the one shown on the left hand side of the screen. In reviewing this and coming back with a different scheme it was felt

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to be of a more honest approach to carry the proposed scheme, the design around the corner and not make too much effort or special differentia of it on the upper level, but at ground floor work hard to ensure that the entrance to the market was pronounced and that people at street level understood where they could get in and out of the market. The public realm has changed since the previous scheme as well, there are changes to the replanting to the front of the site and it was felt to be useful to bring them along the road the round frontage to set more of a barrier between pedestrian and traffic. There are 7 trees along there, clip trees which are being proposed to be put in along the front elevation of the new shops along the frontage. There has been an idea perhaps re using and salvaging some of the existing windows of the Wards Corner Store incorporating them within the kiosks that sits around the entrance of the tube station. Various slides showing public realm with trees and additional climbing shrubs on the side of Block K and from there. Greening is one of the things that have been suggested as an improvement to the scheme, there has been more green roofs introduced across the site and more greening on the side walls which will grow up to reach the roof at some stage.

Some one asking a question from the floor which was not captured on the recordings:

Ans: This is to Tottenham High Road to the rear looking North East towards the centre of the site.

Back to the presentation: So the additional greening will softens the area for what is currently a hard landscape area of the site at the moment and we are keen to improve that public realm significantly. One other change which ahs been made relates to Suffield Road, the elevation at the top of your screen shows the previous elevation on there, there was no objections as far as I was aware to the design of the scheme previously but on review we have taken the opportunity to change some of the materials, and revert to a brick rather than render finish. The regeneration of Wards Corner is part of the Tottenham regeneration vision. This scheme will deliver 65 million pounds of investment in Tottenham and Seven Sisters, it will generate 11 million pounds of worth of new spend in local shops every year, and support 600 new jobs in the next five years, it will bring back High Street names to Seven Sisters as well as provide new shops for independent businesses, it will provide a new purpose built long term home for the Seven Sisters market and create a safe and active public area and a new focal point for the community.

Questions from the Floor

Paul Smith said he will get round to everybody, please do be patient with me, it is a big meeting and that will take a little bit of time, it won't necessarily be fair because I should just pick people

out at random so just be patient if you can be. I have two colleagues who will be going round with the microphones.

I note that Cllr Schmitz has his hand up, so let's start with him.

Q: 1 Thank you – I just have a question for the officers of the Council in this matter. Do you accept that your role in the case of the appeal is likely to uphold the decision of the planning committee which refused the scheme and that being the case can you explain why it is when in the past year no major applications but one has been dealt with within 13 weeks of it being submitted. We are now dealing with an application within 6 weeks of it being submitted, does this have anything to do with the fact that if the application goes through and succeeds thereafter the appeal will become mote and therefore for a fully argued procedure which would result in full argument and reason judgement, be non political will be entirely political as is born out that the fact if the last session is to act as a guide the planning committee will be graced by the presence of the Labour Chief Whip.

Ans: Thank you for that question Cllr Schmitz as I said at the beginning of the meeting this is a meeting where the applicants present their scheme and you ask them questions and expect answers from them, you will not expect an answer from me about that at this meeting thank you very much.

Loud speaking from the floor and not able to record what was being said.

Paul Smith replied – excuse me lets not have a break out straight away, excuse me I am speaking, we are having the meeting, excuse me this could be a disruptive meeting, I don't want it to be, excuse me, excuse me I think you have the microphone at the moment sir. Excuse me

Can you give this person the microphone please?

Q:2 It says right that you have to have your say, therefore we are in here but I am a bit concerned for your objections about the questions being asked of you sir.

Ans: Paul Smith said – I did explain to Cllr Schmitz that was not a question that I could answer this evening and I suspect Cllr Schmitz already knows that, the format of the meeting is as I explained before. The format is that individual people here ask questions of the presenter about the planning application and expect to receive an answer and possibly a short dialogue if that ensues through the microphone please one at a time , hands up now please. Thank you. Please no more speaking, this man with the microphone is speaking now, so I am sorry but you will have to

wait until you have the microphone and there is plenty of time for that. Please speak

Q: 3 - We speak Spanish and my wife will translate for me is that ok?

Ans: Paul Smith said yes

Q; 3 My husband has two questions about the presentation. Can I go in - front please?

Paul Smith said - No No you stay there please. Which slide do you want to see again? Excuse me, this is the way the meeting is conducted I am afraid.

Q: 3 in the left hand are supposed to be the market and traders that we are, now it is okay? Ok, so can I know the size of the units please? Are they the same size in square metres?

Lots of people speaking and Paul Smith asked for people to let the presenter speak.

Ans: In terms of the area of the market space I believe it is the area of the market hall in terms of square meterage might be slightly smaller, however it is capable of being laid out flexibly, it is more flexible than the current layout and therefore the same number of units can be fitted into the same layout.

Q3: My question is the size of the unit is the same as what we have now? Is it less the size of the units?

Ans: The units have been designed to be of equal size to the current market.

Q3: Is the units smaller? Can you let me know what is this please? Is this the bin sore? Our units are 75% of this? So this is the same size as where we are going to keep the rubbish. My second question now, this is something that we can see in Edmonton Green Corner, the same building everywhere? I tell you something, we are from Cuba and we are very poor country but we spend all the money to recover the architecture so can you imagine in London the most popular city in the world, you have the plan to destroy the architecture of the original buildings, this is rubbish. No No another one! Can you imagine who I can survive, Costa café, Pasta Express what is that?

Paul Smith asked for the person to go back to the audience as he had moved to the front to address the crowd. That is not a question. Okay, that is enough, next hand up.

Q4: HI I have two short questions, are there going to be any twenty four seven public toilets available as part of the area because I am interested in what public amenities you will actually be creating. Second question, of the jobs you've described being created are they short term construction jobs that has to be paid out of increase rent and retail or are they long term jobs, how are replacing existing shops going to create so many jobs?

Ans: No there aren't any public toilets proposed as part of this scheme, in relation to jobs, the jobs that we have suggested of the 600 jobs over 5 years, some those are construction jobs which would be created on site and some are long term jobs which will maintain following the development of the site.

Q5: Can I ask for a breakdown please of how many are short term construction jobs and how many are longer term.

Ans: I can provide that for you but I do not have the figures in front of me but they are in the submitted documents and I can certainly get that information to you straight after the meeting.

Q6: I understand there is currently a public toilet present in the building but boarded up, so there was a public toilet historically but now facilities are being replaced without any public toilets, we are encouraging shoppers but not providing public toilets, I really do not understand the logic.

Ans: That is correct; there isn't any public toilet as part of the proposed scheme.

Q7: Moaze Monjauni an the Optometrist at 5 Seven Sisters Road, my practice is involved there, I am also here as Chairman of Tottenham Traders Partnership to represent the businesses that are around the West Green Road and the market people and I have been on that site for 30 years in this area servicing my local community of which I am very proud of. My concern is that you have presented a plan which is basically twigged from the original and presented again. My serious concern is on moral grounds, I really fail to see how you guys can sleep at night, my Councillors, my officers who think you can come and railroad a planning application again, firstly we are not silly okay, we have been living here for a long time and you are going to come here and affect the livelihood of a lot of people now is the Council not listening to its people, Councillors not listening, the officers who are here seem to be wanting to support this, because you have made a contract with this company for a planning application and therefore you want to satisfy them with a contract, you have paid this company 2 million pounds grant money to just give them free of charge, you then sold them property at knocked down prices in that area so they could gain more property there and have a strong hold on that place, how can this be a fair system morally, socially, legally please explain that to me because I do not understand it.

Paul Smith asked the crowd to please calm down a bit, because we need to take the heat out a little bit, excuse me, excuse me, okay one warning, this is the first warning. Excuse me, excuse me I am trying to get you an answer, however most of that was a speech and not a question. Chris do you want to make any comments?

Ans: I am here this evening to try and address the issues this evening in relation to this planning application for this scheme, as

suggested this is an amendment to the previous scheme and we believe the previous scheme was basically very sound, we think it is a very good scheme, we have made amendments to this scheme to try to address the reasons for refusal. We believe we have done that and we believe we have achieved everything we have achieved and we are putting back to the Council's planning committee and hopefully we have done enough this time around.

Q8: Can you guarantee the existing traders are relocated and given long term trading contracts, not just for one year and why have you given them smaller space than they have already got and that is far inadequate for them to trade competitively and you haven't actually answered the question about how many square metres per unit. Can you actually give us the figure? Thank you.

An: I will try and answer all of the questions, in terms of the guarantee what is proposed within the s106 agreement is that all of the existing market traders will be offered a non-signable lease which gives them first refusal when the market re-opens to come back and take their stall. There are various other things being offered to the market traders, there is a voluntary contribution of one hundred and forty thousand pounds towards relocation costs following closure of the market. There is also a market facilitator package which is specifically set to identify temporary locations during the closure of the market, provide business support and three month rent pre-period for that time and additional information and support to enable market traders to be in a position to come back to the market when it is ready for occupation again and Grainger wants the market to work.

Disruption on the floor and Paul Smith said, excuse me that is not showing respect, this meeting has to be conducted in a particular manner and I expect everybody to adhere to that please.

Ans: In relation to the exact floor areas I would have to give you that outside the meeting because I do not have the figures to hand and will have it by the end of the meeting and happy to provide them for you.

Q9: Malti Patel and I work at 1 West Green Road for 30 years and if this plan goes ahead, I am going to be homeless, I will have no home and no work for me as well, I am asking Grainger are you going to give me compensation to me for the value of my business which I have done for 30 years?

Ans: Thank you Mrs Patel, I must confess I probably am not the best person to answer this as it is not my field of expertise.

Crowd very upset and now being very loud and disruptive.

Paul Smith warned the crowd that we are getting very close to the second warning.

The Crowd still very loud and disruptive. Paul Smith asked the crowd to please sit down. Please wait and he will try and answer the question, give him a chance, please sit down, please sit down, you have asked your question, give him a chance to answer. Sit down and wait. You can ask a question but I would rather you stop making comments. Okay, quiet please, quiet please.

Ans: I must confess I am not the best person to answer this; it is not my field of expertise.

The crowd was loud and disruptive and Paul Smith said please be quiet, sir please calm down. If you think you are wasting your time you can leave if you wish to. Okay second warning, the crowd got louder and disruptive with people starting to stand up. The crowd was now getting up and shouting in anger, some people was leaving in a hurry and others shouting and getting out of control. Paul Smith gave the third warning and closed the meeting.

End of meeting