

PLANNING , POLICY & DEVELOPMENT SERVICE DEVELOPMENT CONTROL DIVISION

MINUTES

Meeting : **Development Control Forum - 381 – 481 Seven Sisters Road (HGY/2006/2483) – Cleared Minutes**

Date : **17th January 2007**

Place : **Stamford Hill Primary School, Berkeley Road, N15 6HD**

Present : **Paul Smith (Chair); Cllr Bevan , Cllr Kober, Approx 15 Local Residents, Architect and representative from Family Mosaic**

Minutes by : **Tay Makoon**

Distribution :

		Action
1.	<p>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. He explained the agenda and that the meeting is being minuted. He explained the agenda and accompanying information about the scheme.</p>	
2.	<p>Presentation from applicants</p> <p>Proposal Demolition of existing garages and erection of 3 x 3 storey building comprising 12 x 4 bed houses, 13 x 1 bed flats, 13 x 2 bed flats and 4 x 3 bed flats and associated landscaping (Revised scheme HGY/2005/1592).</p> <p>The applicant described the revised scheme and using visual presentation showed plans , site and location, Townscape character, Existing elevation from seven Sisters Road, Existing Elevation from Pulford Road, Existing elevation of garages and North section of the site, Existing survey plan, explanation of the proposed site plan, percentage of green spaces, and how some of the concerns raised by residents had been taken into account by reducing the density and proving more open space, breaking the frontage up so it creates a better feel. Has the minimum of 10% renewable energy. Tenure is shared ownership and socially rented, reduced homes from 68 to 42. The houses are now pushed back.</p>	
3.	<p>The issues raised by residents are</p> <ul style="list-style-type: none"> • Over Crowding • Parking • Over Density 	

- Design
 - Lack of facilities for young people
 - Lack of sunlight
 - Railings – remove to make it safer
- The above concerns were raised by the residents,

4.

Questions from the floor

- Q1: The building still looks high and will block sunlight.
Answer: The new scheme is now 3 storeys with a pitched roof. It appears higher but it is 3 storeys instead of 4 on the last scheme.

- Q2: It will block sunlight in Pulford Road Houses.
Answer: It will not block sunlight in Pulford road. At the moment the wall and bill board hoardings are there and it does not block sunlight. This scheme will not take away sunlight.

- Q3: Cllr Basu – How will you be solving the parking problem, even though this is a car free development people will still be parking in nearby streets.
- Statement – from Cllr Basu -Concerned about density problems, it will be over populated, schooling and health facilities, where is the open space for children to play.

Answer: People living in this scheme will not be able to buy a permit.

- Q4: What are the guidelines with regards to hours of sunlight are there any guidelines which states residents must have a certain amount of hours of sunlight before it becomes a breach?

Answer: We have to use bench mark rules in terms of sunlight and these all meet with standards guidelines.

Q5: Cllr Kober – 3 concerns

Welcome additional green space and low density, the three concerns are character from the front – It could be much improved, Parking permits – where will these people park, 12 houses is that enough

- Statement: This development does not enhance the area and could be better designed.

- Is it safe to build on this land?

Answer: Structural engineer have done comprehensive test and have yes it is safe to build on the land.

- Cllr Kober – Statement No Key Worker Housing

The meeting ended by Paul Smith reminding everyone to submit comments to the Planning Service if not already done so and that further representation can be made at the Planning Application Sub-Committee when the applications go to committee. Paul Smith thanked everyone for attending and participating in the meeting.

End of meeting

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