

**PLANNING POLICY & DEVELOPMENT  
DEVELOPMENT CONTROL DIVISION**

**MINUTES**

Meeting : **DEVELOPMENT CONTROL FORUM – The Mall, Wood Green Shopping Centre, High Road, N22 – HGY/2007/0500**

Date :

Place : **Civic Centre – Wood Green**

Present : **Paul Tomkins (Chair) Tay Makoon, Mathew Gunnings, Cllr Bevan, Egan, Dobbie, Approx 10 Local Residents, Architects & Advisors**

Minutes by : **Tay Makoon**

Distribution :

Item		Action
1.	<p>Paul Tomkins opened the meeting by welcoming everyone, introduced officers, Councillors, Architects and explaining the purpose of the meeting. He explained the items attached to the agenda and pointed out house keeping rules and fire escapes.</p> <p><b>Proposal</b></p> <p>Development to extend the Mall, Wood Green Shopping Centre, to include erection of new retail store (10,000sq.m) on 3 floors and storage; extension to restaurant adjacent to Mayes Road Service Yard; demolition of existing petrol filling station and provision of new Service Yard; Landscaping and associated plant and machinery</p> <p><b>Main Issues</b></p> <p>Policy Background – Retail Impact Design and Appearance of Building Pedestrian Paths and the Caxton Road/Mayes Road Site Traffic Energy Conservation Issues</p> <p><b>Presentation by Architects</b></p> <p>The Architects gave a presentation of the scheme by showing a location map explaining the site and surroundings, showing general photos of existing site inside and outside, plans of the proposed and existing plans of phase 1, phase 2, phase 3,. New Service Yard to remove ramp, entrance to remain, the service yard will be secured by gates, there will be landscape perimeter of Caxton Road, green roof section planted, diagram to show form. New internal mall – Service Yard 7. pedestrian route to heartlands enhance the corridor</p>	

and make use of wall to the library.

### **Question from the floor**

Q1: Laurie Owen – Parkside Residents Association

Concerns about lack of consultation letters being received hence why so little people have attended today. Broadly support sitting and scale of the development and welcome a good quality department store in the area. We have several serious objections about the application. 1) Crime of backendism is being committed against the people of Wood Green – meaning the ugly rear elevation of this building. The long L shape 3 storey building is a prison fortress. I have spoken to the architects and was told they had amended the scheme but unfortunately they have not.

2) not nearly enough has been done to improve the library and the passage as they passage will be a major pedestrian link into the Heartlands from the Centre. We feel there should be active frontages from the Dagenham's side or some small shops and s106 money should be used to widen the alley way lined with trees, Caxton Road entrance made wide as possible. Imaginative landscaping and the library forecourt should be made much greener. The passage should be made into a welcoming boulevard welcoming.

3) Moving the service yard closer to peoples homes will mean more noise, pollution for them – suggest a double row of trees instead of a single row along the Caxton and Mayes Road borders to lessen the unpleasantness

4) The Mall Corporation – owners of the Shopping City have consistently refused to address the problems of the alcoves and inset doorways of their building being used as urinals. The Council must insist as a condition of planning approval and by using s106 money to address the issues of the alcoves like the ones in Alexandra Road, Martin Walks, Mayes Road is bricked up and the inset doorways brought forward.

5) Service Yard No. 8 no longer used. S106 money should foot a pathway across the existing drive.

Answer: Design & Backendism and appearance.

The architect pointed out from the plans the area being offered as open space and will tackle further improvements by using s106. We are happy to submit a detail proposal incorporating landscaping seating. Creates proper and pleasant open space. Create a public space. Lighting is to make the passage area safer and it will be Monitored by the Mall using CCTV. We and the Mall are keen to be involved in improving the area by also getting local residents involved. Extend cycle route from high road to Mayes Road– potential cycle road. I appreciate your point about backendism but what we are trying to create here is significant tidy up of the area and visually improves the area. We are proposing to destroy the windows and replacing them with coloured windows that come on and off as people move around, to break it up and make it interested. The Mall would like to have a site with residents to visit and look at the alcoves, get in touch and we will have a look together. Night lighting will improve the design and appearance.

Paul Tomkins said the Council will be getting advice from the police and town centre management. The Mall representative said the mall would like to hear of any ideas to improve the management of the mall and would be happy to meet residents to hear their comments.

Q2: Cllr Dobbie – Thanked the Architects for coming along to show their scheme. He said he supports the scheme in principle however, have concerns about the traffic in Caxton Road. He also said can the applicants negotiate to get rid of the estate agents and make the Debenham store a landmark building for Wood Green. Maintenance to ground night light, the lights should be environmentally friendly, CCTV cameras in the alleyway; schools should be approached to do mural rather than advertising posters on the library wall. Is the Asian Centre going or not?

Answer: The state agents are not part of our ownership and we have tried to negotiate buying it but they are not interested. We have no intentions to interrupt the continued use of the Asian Centre. With regards to the lighting it will be environmentally friendly.

Q3: Cllr Egan

Concerns about linking the High Road and Caxton Road the passage needs to be made wider and straighter and safety issues about the cycling route along Mayes Road is it going to be safe enough as it is a problem at the moment with cars coming in both directions. Also have concerns about the Asian Centre entrance.

Answer: The passage way can be made a straight route requires some layout adjustment to the library. This may be a catalyst to enhance the library. It would mean less space for Debenhams but we are here to deliver now and in order to widen the passage it would mean a straight route through the library which may be a long term opportunity. The Asian Centre Paul Tomkins said the Council will look into it. The service yard No.8 Park Ridings – Gareth from the all Corporation will look into it.

Q4: Local residents

Thanked the architects for a good presentation and have 5 concerns

- Entrances to the store – there is only one and that is a disappointment as public entrance from Caxton Road would benefit shoppers and that needs consideration
- Windows for the proposed cafe needs to be bigger to maximise the view of Alexandra Palace. This would benefit cafe users.
- Wood Green pedestrian route linking heartlands will service over 2,000 homes on Heartlands

Answer: We currently have 3 entrances but will look into and we will also take on board about making the windows bigger for the cafe.

Q5: Resident from Mayes Road

How long is the planning process? and Caxton Road entrance cannot handle more traffic.

Answer: The Planning process will take 13 weeks and we are

hoping to get the application to a committee in Late April/early May. As for the traffic there should be about 10 more cars per hour extra.

Q6: Local Resident Caxton Road

The Asian Centre is a mosque and we are already experiencing traffic, this will make cycling dangerous. Also the drainage at the corner of Paxton Road is very bad; it is flooded every time it rains making it dangerous for cyclist and pedestrians to use.

Answer: Street claiming is proposed and our Transport section will need to comment on the scheme. As for the drainage That is a wider issue and will ask our Council colleagues to look into that.

Q6: Local Resident

How long will construction take to complete?

Answer: It should be complete in 2009

Q7: Local Resident

Part of the problem of people using the alcoves as urinals is because there are no public conveniences can you use some of s106 money to provide his facility for users .

Answer: We will consider it.

Q8: The information in the transport assessment differs. Local roads form a very important part of this development as they will impact on people living in the area.

Answer: Paul Tomkins said that it will need to be referred to TFL for comment.

Q9: There needs to be more publicity about what is going on in order for people to submit their comments, site notices should be displayed around the mall on the High St and all around the back.

Paul Tomkins said that site notices were put up and that it is also available on the website.

Paul Tomkins ended the meeting by thanking everyone for attending and participating. He said further representations can be made at the Planning application Sub-Committee.

End of meeting.