

## PLANNING & ENVIRONMENTAL CONTROL SERVICE DEVELOPMENT CONTROL DIVISION

### MINUTES

Meeting	:	<b>DEVELOPMENT CONTROL FORUM – GLC Supplies Depot, Ferry Lane, London N17</b>
Date	:	<b>29<sup>th</sup> April 2007</b>
Place	:	<b>Welbourne Centre, Chestnuts Road</b>
Present	:	<b>Paul Smith (Chair), Tay Makoon, CllrThompson, Cllr Bevan, Cllr Reith, Cllr Amin, Cllr Hare, Shifa Mustafa, Residents Approx (approx 40), applicants Agents and representative</b>
Minutes by	:	<b>Tay Makoon</b>

Distribution :

Item		Action
1.	<p>PS opened the meeting by welcoming everyone and explaining the format and purpose of the meeting, he explained the agenda. He introduced Council officers and applicant's agent and architects.</p> <p><b>Presentation by Chris Shellard – On Behalf of the applicant Lee Valley Estate Ltd</b></p> <p>The presentation covered</p> <ul style="list-style-type: none"> <li>• Site History</li> <li>• City Challenge 2</li> <li>• Scoping of Area</li> <li>• Consulting local people,</li> <li>• Distributed 12,000 leaflets,</li> <li>• A week consultation and review of comments</li> <li>• Amended proposals</li> <li>• Distributed newsletter</li> <li>• Addressed level of parking</li> <li>• Showed plans of on street parking, Bream Close, Ferry Lane Estate</li> <li>• Travel Estimates</li> <li>• Research data from similar sites</li> <li>• Travel plan with TFL</li> <li>• Cycle Use</li> <li>• Car Sharing</li> <li>• Electric Vehicles</li> <li>• Visuals taken at different times of day</li> </ul>	

Item		Action
	<ul style="list-style-type: none"> <li>• Design changes</li> <li>• Health Centre</li> <li>• Policing facility</li> <li>• Hotel</li> <li>• Early Years</li> <li>• Attractive Streets</li> <li>• A new water space</li> <li>• New Community open spaces diagrams showing constraints</li> <li>• Make good Connections</li> <li>• Energy &amp; Sustainability</li> <li>• Shown parameter plans pointing out 1210 residential units, no health club 18 storeys</li> <li>• Shown computer generated plans from different angles showing quality and character of the development</li> <li>• It was stated that the scheme will provide</li> <li>• New residential units for sale and rent</li> <li>• Health Centre</li> <li>• Hotel</li> <li>• Early Years centre</li> <li>• Attractive streets</li> <li>• New water space to replace the culvert</li> <li>• Accommodation for students</li> <li>• Office space for established and start up users</li> <li>• Shops cafe and Restaurant</li> </ul> <p><b>Questions &amp; Answers</b></p> <p>QUESTIONS</p> <p>Q1: Paul Cavendish – Heron wharf Resident Association Can You give me a breakdown of the tenure of the 1210 residential units?</p> <p>Answer: 321 units are affordable housing units, 889 private sector of which there are 1, 2 units. 43% of the social rented units would be 3-4 bed units.</p> <p>Q2: Can you tell me whether this scheme will bring jobs to local people in the area and how local people will benefit from the scheme?</p> <p>Answer: The scheme will take 4/5 years to completion and we propose about 650/700 jobs on site, employing 35 people for security, parks, administration. The jobs will be available for local people; the Housing Trust headquarters will be located here employing young people in admin. The hotel has a job graduate scheme and we are committed to employing local people in Haringey.</p> <p>Q3: Cllr Reith – Ward Councillor Access from Jarrow Road - in the new proposal there is no access for pedestrian from Ferry Lane estate, access school, Health Centre. It is unsafe as it is and needs to have pedestrian access. I urge you to reconsider the pedestrian access where the proposed service access is.</p>	

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	<p>Have you let any of the proposed rental units? Shopping street? Is there service access to the shops from the rear?</p> <p>Answer: We have agreed with the Planning Service that we would design the Podium to accommodate a pedestrian access when the station is redesigned. We are not ruling it out but will need to look at it as part of the Masterplan and revisit it a later stage.</p> <p>We do not have any takers for the retail units as yet. We will put electronic bollards in the street to ensure we can manage pedestrian and delivery access as we are committed to allow this street to be mostly pedestrian access.</p> <p>Q4: Betty Thomas – Tynemouth Road Residents Association Can you clarify sustainable energy; Do you have solar panels built in? and what is an energy plant and how will it be used?</p> <p>Answer: Building uses biomass where we would bring in a material that would break down and create energy on site and the material would be made out of vegetation. Still connected to National grid for gas and electricity. Put photovoltaic cells to catch sunlight to create energy.</p> <p>Q5: Norian – Friends of Tottenham Marshes</p> <p>Answer: Biomass – Have you thought of getting the biomass from the UK?</p> <p>Answer: We are not sure where the biomass will come from. Energy supply company ESCO and our client is in negotiation with ESCO where the best place to get it and make it as environmentally friendly as possible.</p> <p>Q6: Quinten Given – Ferry Lane Estate &amp; Tottenham &amp; Wood Green Friends of the Earth</p> <p>Have you given much thought to the railway expansion? Does the plan accommodate the wider expansion?</p> <p>Answer: Yes it does we have been working closely with the GLA.</p> <p>Transport Assessment made reference to an additional 466 movements vehicles movement per hour in ferry lane, have done a fresh assessment and is the outcome. Have you done a carbon dioxide omissions from vehicles</p> <p>Answer: Our commitment to the travel plan to drive down car use. Car sharing. TFL have complimented us on the travel plan and yes the figures are down. We have amended the assessment but I (Chris Shellard).am happy to email you direct with the exact figures of what we have done</p> <p>Q7 Jeanette Simmons – Lee Valley Bats</p>	

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	<p>The 8 storey high buildings. The buildings are too high and the light from the buildings will affect the wildlife population. Have you taken this into account?</p> <p>Answer: Yes we have done an environmental assessment which has considered the wildlife and minimised light spillage and reduced the scheme than originally proposed. The document is available for you to look at.</p> <p>Q8: Clive Holliman – representing Millmead business in the area As Millmead Businesses are major employers in the locality they operate a 24hr seven days a week and there is potential conflict between pedestrians and operational work being carried out.</p> <p>What steps have you taken to sort out the junction in Millmead road access to Millmead Business park and what steps have you taken to address the design of the pavilion block.</p> <p>Answer: We have now have 2 access from Millmead Road and as for the blocks we have spaces in between the buildings in order to break up the building frontage and allow views into the proposed development.</p> <p>Q9: Cllr Hare – PASC Member</p> <p>Green Roofs – do you not think brown roofs would be better biodiversity Photovoltaic – thermal</p> <p>Answer: We are aware of brown roofs and we are happy to take on board at the detailed design stage.</p> <p>Q10: Tynemouth Road The area is already overcrowded and congested and the proposed scheme will make that worse.</p> <p>Answer: The proposed development is our response to the GLA/Local Authority/Masterplan/the Mayors plan which emphasise the need for more homes, and the create of more jobs in designated Regeneration Areas.</p> <p>Q12: Is the gyratory going to be a 2 way?</p> <p>Answer: Yes we have considered this in relation to our proposals.</p> <p>Q13: Corner Shop on Ferry Lane – the owner is worried about the competition.</p> <p>Answer: We are not here to cause harm to local business, come to HERON House and see me (Chris Shellard) and let me reassure you as we don't want unhappy neighbours or put you out of business.</p> <p>The meeting ended with PS reminding everyone to forward their comments to the planning service and to note a further representation can be made at the Planning Application Sub-Committee meeting. He thanked every one for attending and contributing to the meeting.</p>	

<b>Item</b>		<b>Action</b>
	End of meeting	

DC Forum – GLC Supplies Depot.2

<b>Item</b>		<b>Action</b>