

PLANNING & ENVIRONMENTAL CONTROL SERVICE DEVELOPMENT CONTROL DIVISION

MINUTES

Meeting : **DEVELOPMENT CONTROL FORUM – GLC Supplies Depot, Ferry Lane, London N17**
 Date : **19th July 2006**
 Place : **Welbourne Centre, Chestnuts Road**
 Present : **Paul Smith (Chair), Tay Makoon, Cllr Stanton, Cllr Bevan, Cllr Reith, Cllr Thompson, Shifa Mustafa, Residents Approx (approx 50), applicants Agent**
 Minutes by : **Tay Makoon**

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>Main Issues</p> <ul style="list-style-type: none"> • Traffic Congestion • Access to Mill mead Rd • Safety fro Pedestrian • Density <p>Presentation by Chris Shellard - Lea Valley Estate and representatives</p> <ul style="list-style-type: none"> • The presentation covered • Site History • City Challenge 2 • GLS site planning development brief 1995 • Outline Planning application 1996/1997 • Bernie Grants • Thornsett Group 2000 • Tottenham International Regeneration Framework 2000 • Middlesex University 2003 • Scoping the area in consultation with Urban Centre master plan team, • Carried out extensive consultation with Local Authority and GLA family- Distributed 12,000 leaflets to local residents – review of comments and concerns • Made adjustment to the proposal <p>The Scheme</p> <ul style="list-style-type: none"> • The scheme will provide • New residential units for sale and rent • Health Centre • Hotel • Early Years centre 	

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	<ul style="list-style-type: none"> • Attractive streets • New water space to replace the culvert • Accommodation for students • Office space for established and start up users • Shops cafe and Restaurant <p>Context</p> <ul style="list-style-type: none"> • Approach – To understand the wider redevelopment issues <p>Site Analysis</p> <ul style="list-style-type: none"> • Looked at drainage, highway, railway, sewers, 6meter depth, private borehole • Victoria Line Tunnel • Access • Curvetted Watercourse <p>Initial Concepts</p> <ul style="list-style-type: none"> • Range of opportunity • Development Principles • Landscape/open space • LDA Master plan • Blocks and edges • Height 5 Stories • Sense of where you are • Route to Lea Valley • Sustainability options – Development sustainable • Land Uses – Office/retail places • Primary School/Car parking • Buildings, external spaces – movement – Raise level of ground • Master plan Visual – Indicative sections - Mill mead Industrial Estate • Tottenham Hale Station, connections with high road • Conclusion – 3 Perspective – Street scene – Widen Roads <p>Questions & Answers</p> <ul style="list-style-type: none"> • Q1 - How will you accommodate the extra traffic that will be generated through this development on Ferry Lane Answer: Take congestion away in favour of walking. More rail movements • Q2 – Access and safety to pedestrian – why have you changed it? Answer: There is a two way movement in Mill mead Rd. There will be no increase in heavy traffic of private cars. • Q3 – What sort of impact will there be on the already a very congested route Answer: Values investment as part of the community for ferry lane, need to create viable schemes and create employment. • Q4 – Cllr Thompson – Can the Chestnut Road Estate and Pub work together Answer: There will be a further public meeting to deal with the overall 6 sites Of the Master plan urban centre and the question being asked will need to be addressed in context of the 6 sites. • Q5 – Traffic problems – are you going to widen the road? Answer: TFL/GLA view – discussed modelling – minimal impact – TFL not detailed enough we are looking at it in detail. • Q6 – Cllr Reith – Housing for student block? Why keep it? 	

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	<p>Answer: Sustainable population and they want to stay here</p> <ul style="list-style-type: none"> • Q7 – Jarrow Road – Concerns about pedestrians/roundabout to make safer – improve safety • Q8 - Transport Issue – TFL accountable – will consult the GLA Family as part of the process <p>Answer: TFL on development board – overall master plan a traffic assessment will be carried out and to balance the issue – car free development. Public transport supports the growth. We are arguing the case with TFL.</p> <ul style="list-style-type: none"> • Q9C1r Stanton – all your pictures and illustrations are from the front and nothing from the back. <p>Answer: We can arrange for some to show the back.</p> <p>The local residents and local businesses do not appose the development as they believe that it will enhance the locality, however they did raise concerns about density, traffic, construction and its relationship to the master plan 6 sites.</p> <p>The meeting ended with PS reminding everyone to forward their comments to the planning service and to note a further public meeting is being set up to look at the wider issues in relation to the Urban Centre Master plan. He thanked everyone for attending and participating in the meeting.</p> <p>End of meeting</p>	

Item		Action