

MINUTES OF THE MEETING OF THE REGULATORY COMMITTEE HELD ON MONDAY, 8TH JANUARY, 2018, 7.00 - 8.20 pm

PRESENT:

Councillors: Natan Doron (Chair), Toni Mallett (Vice-Chair), Dhiren Basu, Barbara Blake, Zena Brabazon, Clive Carter, Jennifer Mann, Peter Mitchell, James Patterson, Reg Rice and Ann Waters

42. WOOD GREEN AREA ACTION PLAN AND STRATEGIC REGENERATION FRAMEWORK

Emma Williamson, Assistant Director Planning, introduced the report as set out. There were two main documents – the Wood Green Area Action Plan (AAP), which had been updated to remove the predication on Cross Rail 2, as well as adding / removing sites; and the Strategic Regeneration Framework (SRF), which was due for adoption by Cabinet. The papers would be reported to Cabinet on 16 January 2018 and if approved, there would be a consultation between February-March 2018, with the SRF launching in March 2018.

The Chair asked for comments from the Committee, and advised that any comments made would be provided to Cabinet on 16 January 2018.

NOTED:

- Pages 4-13 of the AAP document (pages 240-249 of the agenda pack) appeared to be the same as the previous version, with references to Cross Rail 2, and 2017 dates, and it was suggested that this needed updating.
- It needed to be clearer in the response to comments where a decision had been made to remove a site from the AAP.
- Page 107 of the agenda pack referred to Policy DM7 – it was suggested that this should be DM6.
- In relation to secondary schools, it was requested that a detailed response be provided to give the reasons why there was not a need for secondary schools.
- Page 30 of the AAP (page 266 of the agenda pack) referred to the rat running along Watsons Road / Ringslade Road / Cumberland Road due to drivers wanting to avoid the Wood Green junction – it was pointed out that drivers used this as a cut through due to them being unable to turn right at the junction. It was also noted that there was no information as to how this would be dealt with.
- It was unclear how the improvements to parks in the area would be funded.
- Page 3 of the SRF referred to 12,000 people living in Wood Green – clarification was requested as to whether this was the number of people in the AAP area, as there were more than 12,000 people living in Woodside ward alone.
- Some members of the Committee raised concerns that there was a decline in people visiting town centres and an increase in online shopping. There were also questions raised around competition with large retail areas such as Stratford.
- Councillor Brabazon wished to place on record that she could not endorse the plan in its' current form. She raised concerns about including sites in the AAP

which were predicated on the HDV going ahead, the future of building high rise towers following completion of the Grenfell Tower inquiry, and the lack of provision of genuinely affordable housing and the reliance on the new Council office. In response, Emma Williamson advised that 5 out of the 28 allocation sites had been identified as potential HDV sites, however, this was not predicated on the HDV going ahead, as these sites would still be suitable for development by others, that the affordable housing policies are the same as those in the Local Plan and any affordable housing would meet the NPPF definition and that the AAP will be revised prior to consultation to make clear that of the new Council office were not to be taken forward that the sites identified would be allocation for another prime office user.

- Councillor Blake endorsed the plan, particularly noting the importance of a framework to ensure that Wood Green could be improved to the highest standards given that there is already significant development interest.
- Councillor Mallett set out that she felt that outdoor swimming is seasonal and that there should also be indoor provision.
- Councillor Doron set out that he supported the AAP and disagreed with the comments of other councillors that the plan was predicated on the HDV

RESOLVED that

- i) The findings of the February 2017 ‘preferred option’ consultation on the Wood Green Area Action Plan (AAP), as set out in the consultation report at Appendix A, be noted;**
- ii) The key changes between the previous and the revised ‘preferred option’ versions of the AAP, as set out at paragraphs 6.6 and 6.7, be noted;**
- iii) The revised ‘preferred option’ Wood Green AAP, as set out in Appendix B, be noted and comments of the Regulatory Committee be put forward for consideration at Cabinet;**
- iv) The proposal to revoke the now out of date Haringey Heartland Development Framework (2005) be noted; and**
- v) The proposal to adopt the Wood Green Strategic Framework (Appendix A), due to be adopted in March 2018, be noted, and comments of the Regulatory Committee be put forward for consideration at Cabinet.**