

Residents and Business Liaison Group
Tuesday 20 February 2018 – 6.30pm to 8.30pm
Grace Baptist Church Hall, 48-50 Park Ridings, N8 0LD

Attendees

Keith Johnston (KJ) National Grid
Ashley Spearing (AS) St William
Brian Paterson (BP) St William
Matthew Rees (MR) St William
Trevor Odd (TO) St William
Chris Cooper-Davies (CCD) Local Dialogue
Mike Eyres (ME) tRIIO
Emma Williamson (EW) LB Haringey

Ryan King (RK)
John Miles (JM)
Marcus Ballard (MB)
Anna Douglas (AD)

Apologies

Ian Robinson
Andrew Haughey
Cllr Stephen Mann
Cllr Peray Ahmet

Part One – National Grid update

1. Introductions and apologies

Introductions and apologies were made.

2. tRIIO works (Including traffic management update)

ME gave an update on tRIIO works on Mary Neuner Road and in the gasworks site. He said that work had resumed on 22 January but that he was still at least ten weeks behind programme. This was due to issues with subcontractors. He said that the end date for the project had been pushed back considerably but that he was working on the programme to make up some lost time. Work on the construction of the PRS would begin soon and run alongside the gas mains work.

There was a discussion about weekend working and the impact this would have on the programme. **EW** said LB Haringey would consider an application from tRIIO and National Grid to vary their initial planning consent to allow for weekend working, as

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long as it was agreed that disruptive work would not take place on weekends. **JM** and **MB** indicated that this would be acceptable.

ME said that the current traffic management system was impacting the Electoral Reform Service (ERS) entrance, but that the traffic lights on the south of Mary Neuner Road would be removed within the next three weeks. Thereafter, traffic lights would be installed on the north section of the road.

KJ mentioned that remediation work in the remainder of the site would begin in Autumn 2018. All remediation and work on the gas network would be complete by March 2019.

JM said that it would be useful to give residents information about what the PRS is and its importance for the local area. **CCD** said he would work with **ME** and **KJ** to produce a leaflet to this effect.

3. Environmental monitoring

ME gave an update on soil sampling at the site. **KJ** mentioned that vibration monitoring was the most important consideration for residents and must be undertaken when work begins on the PRS.

MB mentioned the soil and ground conditions of land around the Moselle Brook Culvert. He said that contaminated material should not be left where it is because it might become an issue when the de-culverting of the Moselle takes place in the future. **KJ** said that a strategy for dealing with the soil around the culvert was agreed with the Environment Agency. **AS** mentioned that there were two levels of remediation occurring at the site: the first, undertaken by National Grid, would bring the ground to a suitable level for working; the second would enable residential development. He said the remaining contamination would be dealt with and there were no plans to cap the contaminated material.

4. Communications update

MB asked whether any progress had been made on installing a site notice board. **AS** said he was in the process of procuring one.

Part Two – Landowner and LB Haringey update

5. St William update

AS gave an update on St William's activity. He said that site enabling works would commence in the north western side of the site in May 2018 but that the current

priority was drawing up the S106 conditions following the granting of planning permission.

There was a discussion about the St William enabling works, the impact on local residents and the hoarding that would be erected around the St William site.

The PMRA raised serious concerns about any part closures of Mary Neuner Road during the road straightening.

The PMRA asked for an assurance that no part of the development of building C1 would result in the river culvert becoming buried deeper than it is at present. **AS** said there were no plans to increase the cover to the culvert.

6. LB Haringey

EW gave an update on planning applications and potential development sites in the local area. She presented a table of sites locally that were at different stages in the planning process (See the table on pages 4 and 5).

There was a discussion about CIL money and the benefits of forming a Neighbourhood Forum to secure 25% for allocation locally, as opposed to the 15% usually allocated.

7. AOB

There was a discussion about the future format of the meetings and the possibility of the RBLG becoming the primary forum for development issues in the area. **EW** said that some thought would need to be put into the different options for community involvement in development issues as more sites came forward. She questioned whether it would be possible for the RBLG to act as the sole forum for the scrutiny of planning applications and local plans, as well as an arena for the discussion of issues related to construction.

MB said that he thought the current RBLG set up was suitable for its retention as the main forum for all development related discussion in the following area: west of the High Road as far as the railway, and between Station Road in the North and Turnpike Lane in the south. The PMRA consider this to be a distinct area, fully integrated in terms of transport and other local infrastructure. **MB** and **JM** also asserted that any overload in topics of discussion arising from the diversity of sites and applications could be dealt with by careful scheduling.

The next two meetings were scheduled for **Tuesday 27 March at 6.30pm** and **Tuesday 24 April at 6.30pm**.

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February 2018

Update on progress of proposals for Wood Green Major Sites

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED OR FOR THE DECISION TO BE ISSUED				
Haringey Heartlands Clarendon Road Gas Works Site HGY/2017/3117	Comprehensive redevelopment of the site (Masterplan) Hybrid application (full and outline). 1,600 units	Resolution to grant at Feb 12 committee. Section 106 being negotiated.	James Farrar	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
Iceland, Land at Brook Road, N22 HGY/2017/2886	Redevelopment of site and erection of four independent residential blocks providing 148 residential units	Application being amended may now be acceptable. May be March 20 committee	Samuel Uff	John McRory
Chocolate Factory, N22 HGY/2017/3020	Partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks ranging in height from three up to 16 storeys. Mixed use development comprising 9,376 sqm of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 216 Class C3 residential units together with associated residential and commercial car parking, public realm works and access.	Application being amended may now be acceptable. May be March 20 committee	Wendy Robinson	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
BHS, High Road, Wood Green	209 units, 2,500m ² of commercial floorspace, and a 136 bed hotel.	In pre-application discussions – submission May	Adam Flynn	John McRory

Site	Description	Timescales/comments	Case Officer	Manager
M and S, 48-54 High Road N22	Redevelopment of the site to create a part 6 storey and part 8 storey mixed use development over the existing retail units at ground floor to provide: 76 residential dwellings, 2,800sqm of ground floor retail, 868sqm of first floor retail and office space.	Principle acceptable – in pre-application discussion; Revised scheme to be submitted	Chris Smith	John McRory
IN PRE-APPLICATION DISCUSSIONS				
Ashley House, 235-239 High Road, Wood Green N22 8HF PRE/2017/0265	Redevelopment of site to provide a mixed used (residential and commercial) building up to 20 storeys in height.	Not had contact for some time	TBC	John McRory
25-27 Clarendon Road off Hornsey Park Road	The demolition of existing buildings and structures and the comprehensive mixed redevelopment of the site to deliver a new part 6, part 8 storey building comprising office (Class B1) and flexible retail/café (Class A1/A3) floor space on ground floor level and circa 50 residential units (Class C3) on upper floor levels.	Pre-application discussions taking place – principle acceptable – discussions around strategic planning of the site and surrounding area required.	Wendy Robinson	John McRory
157-159 Hornsey Park Road	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	TBC	John McRory