



Parker House

Planning & Conservation Area Consent Applications
SD14: Statement of Community Involvement

Prepared for Camden Council & E C Harris

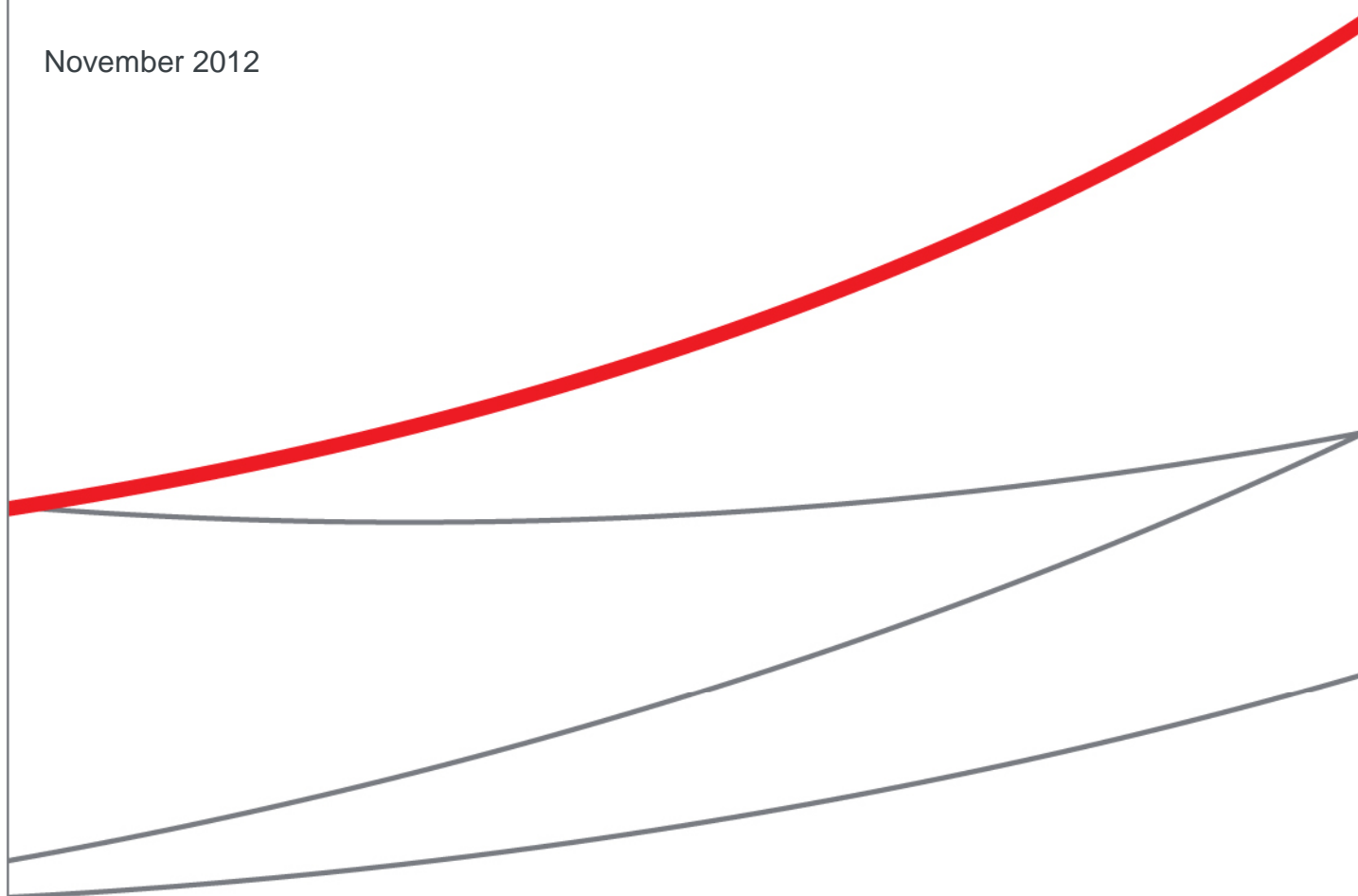
November 2012

London Borough of Camden

Parker House Development Statement of Community Involvement

For Planning

November 2012



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Introduction

This Statement of Community Involvement has been compiled by EC Harris on behalf of the London Borough of Camden. This report supports the detailed planning and conservation area consent applications for the redevelopment of Parker Street House, 25-37 Parker Street, London.

This report details the public consultation the Council has undertaken since August 2011 in order to inform the evolution of the proposals. Consultation has been carried out in accordance with national and regional policies and meets the requirements of London Borough of Camden's Statement of Community Involvement (adopted July 2011).

The key aims of the pre-application stage of the public consultation strategy, which this report documents, were:

- 1 To inform local residents, businesses, councillors and other stakeholders about the Council's aspirations for the Site.
- 2 To gain a full understanding of local opinions of the Council's proposals, engage with the local and wider community throughout the design development stage, and use these views to inform the evolving final proposals and identify concerns and opportunities where possible.
- 3 To demonstrate how the Council has responded to the issues raised by the community and stakeholders and identify how changes have been made to the proposals.

In addition, this report demonstrates the Council's continued commitment towards consultation and engagement throughout the statutory planning process.

Policy Framework

National Context

Consultation is an increasingly important requirement for all development projects, and is looked on positively by both local and national government. The Government is seeking to put community consultation at the heart of new approaches to planning and redevelopment. To ensure greater involvement of local communities in the planning process the previous Government undertook the first fundamental reform of the planning system for more than a decade (Planning and Compulsory Purchase Act 2004). The core objectives have been to speed up the planning system and to increase public involvement in the process.

The current Government's Localism Act (Given Royal Assent in November 2011) also stresses a requirement for effective and meaningful pre-application consultation as part of its emphasis on involving local people in planning, including via the development of local neighbourhood plans (as outlined by paragraph 188-195 of the National Planning Policy Framework).

The Localism Act

The Localism Act became law in November 2011. The Act amends the Town and Country Planning Act 1990 and creates several obligations for potential Applicants. There is a requirement to carry out pre-application consultation for all planning applications, publicising the proposal and consulting with residents in the vicinity of the land concerned.

This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

In particular, the pre-application consultation must:

- (a) set out how the person proposing to make an application may be contacted
- (b) give information about the proposed timetable for the consultation, allowing sufficient time for those wishing to comment to do so in good time;

- (c) have regard to the local planning authority about local good practice;
- (d) take account of responses to the consultation;

Regional Context - Consulting London (Sep 2003); Listening to London (April 2002)

The Greater London Authority (GLA) has set out good practice guidance to help organisations consult and engage Londoners effectively. It states that a key measure of the success of a consultation exercise is to demonstrate that it has influenced decision-making.

The checklist includes the following advice:

1. Identify issues up front, qualitative and quantitative methods, meaningful questions, and how decisions to be informed.
2. Identify audiences and target groups, including whom the stakeholder organisations actually represent and consider traditionally excluded groups.
3. Decide on the best methods for communication and consultation, be they through the meetings, the media, written documents, online or exhibitions and ensure documents are written in plain English. Ensure response mechanisms, such as freepost, website, phone, email are adequate and that data protection issues are taken into account.
4. Manage expectations, making clear where there are constraints and what will happen to results.
5. Analyse responses objectively, ensuring divergent views are balanced appropriately, and ensure feed-back is given freely available to the public and participants.

Local Context - London Borough of Camden Statement of Community Involvement (July 2011)

Each local planning authority is required to prepare its own Statement of Community Involvement (SCI) which sets down their policy for community involvement and consultation. London Borough of Camden adopted their SCI in July 2011.

London Borough of Camden's SCI advises developers of major or sensitive development proposals to involve and consult with local communities early and in a meaningful way before applying for planning permission. It states that a mixture of consultation tools should be employed to achieve meaningful engagement with the communities likely to be affected by the proposals. However, the appropriate mechanism is at the discretion of the developer.

Summary of the Proposed Application

Parker House, 25-37 Parker Street is a homeless person's hostel located of Drury Lane in the Seven Dials Conservation Area of Covent Garden.

The site is bounded to the south east by Parker Street; to the south west by Aldwych Building; to the north east by a commercial property, 39 - 41 Parker Street; and to the north west by Powis House (also owned by Camden Council) and St Joseph's Primary School.

The Council is seeking permission to demolish most of the existing building behind the front façade and convert the adjoining Aldwych Workshops to deliver 43 residential units, three of which would be social rented homes accessed from Aldwych Buildings. The main building is set out in a C-shape form, with two wings projecting out to the original building lines and set back 5th and 6th floors. Full details of the proposal are set out in planning drawings and design and access statement.

The Consultation Process

The consultation process meets the requirements of the council's SCI and other consultation guidelines.

Pre-application discussions with councillors

During the pre-application period, we consulted with various Councillors, including members of London Borough of Camden's executive, the Development Control Committee and all three ward members for Holborn and Covent Garden.

Pre-application meetings were held with Amanda Peck and Charles Rose on the following dates:

- 1st November 2011;
- 14th December 2011;
- 29th March 2012;
- 21st August 2012 (including Francis Wheat); and
- 11th October 2012.

Pre-application discussions with individuals and groups

We contacted key community groups and stakeholders early in the pre-application process to discuss our ideas for the sites. We then met with these groups to discuss our proposals for redevelopment, the wider hostel strategy and provision of off-site affordable housing in more detail as the scheme developed.

These stakeholders included:

1. Covent Garden Community Association
2. St Joseph's School
3. Residents of Aldwych Buildings
4. English Heritage

We will continue to maintain contact with many of these individuals and groups as the planning application progresses.

Development Management Forum

As part of the formal consultation with members of the public Camden Council organised a Development Management Forum. The purpose of this meeting is to familiarise local people with proposals for major developments in the Borough before a formal application is submitted and to enable local residents, businesses and organisations to comment on proposals at a time when developers are in the earliest position to consider them

It is made clear from the outset that the Development Management Forum does not replace Camden's formal consultation process on applications, but aims to raise local awareness of a scheme at an early stage and ensure more meaningful public involvement on proposed schemes rather than awaiting the formal consultation stage of an application when it is harder to influence changes in the scheme.

The meeting was held in St Joseph's School Hall on 4th September 2012. Written invitations were organised and distributed by Camden Council in accordance with their normal practice. Members of the project team, including Council Officers, the Architect, Planning Consultant and Development Managers were on hand during the meeting to answer questions.

Full details of the attendees and minutes of the meeting are set out in appendix A.

Appendix A

Development Management Forum minutes

Development Management Forum: Redevelopment of Parker House

Tuesday 04th September 2012

6:15 to 8:30 pm

St Joseph's Primary School, Macklin Street, Convent Garden

Site: Parker House, 25-37 Parker Street, London, WC2B 5PA

Proposal: Redevelopment of the site involving the retention of façade facing Parking Street and part of the western façade close to Parker Street, demolition of remainder of site and erection of a 6 storey building, plus basement, to provide 48 residential units (Class C3) 16 X studios, 10 X 1-bed units, 17 X 2-bed units, 3 X 3-bed units and 2 X 4-bed units and associated cycle parking and landscaping works.

Applicant: London Borough of Camden

Present

Gianfranco Garofalo

Simon Green

Mary W Cox

Espen Baardsen

Paula Davis

Derek Hewitt

Michael Leeson

Jo Weir

John Carson

Aln Fenton

Michael Gwydir

Sacha Thacker

Zance Yianni

Paul Taaffe

Ashtar Ali Khirsan

Ken Landsberg

Mary O'Connor

Tatyana Guzman

E McLean

Kevin Logan

Chloe Steele

Noreen Kent

Samantha Harrie

Helen Tyler

Covent Garden Community Association (CGCA)
CGCA

St Josephs Primary School

Councillors

Cllr Julian Fulbrook

Cllr Awale Olad

Ward Councillor for Holborn and Covent Garden

Ward Councillor for Holborn and Covent Garden

Developers

Jed Young

Regeneration Team Leader, LBC

Brian Matthews	Housing Commissioning Manager, LBC
Nick Clough	Senior Development Manager, LBC
Tim Preston	EC Harris (Project Manager)
Sue Johnson	Architect, Paul Davis and Partners

Council officers

Frances Wheat	Head of Development Management
Jonathan Markwell	Senior Planning Officer
Sally Shepherd	Planning Officer (minutes)
Dawn Allott	Community Liaison Officer

Welcome and Housekeeping

Frances Wheat (FW) welcomed all attendees and gave a brief explanation of the purpose of the Development Management Forum.

A Development Management Forum is a pre-application public meeting at which developers present their proposals for complex or major developments before a formal application is made. It gives the local community the opportunity to express their views and ask questions, allowing issues to be raised at an early stage.

FW explained that the Development Management Forum is not a decision making forum and that council officers were not here to give their views. The forum does not replace the formal consultation process on applications.

FW explained that the scheme is part of the Community Investment Programme (CIP) and that the developer was the London Borough of Camden Housing Department.

FW asked members of the press and councillors to identify themselves.

Presentation of planning summary by Jonathan Markwell, Senior Planning Officer, London Borough of Camden.

Jonathan Markwell (JM) gave a brief overview of the site location, planning uses on the site, planning policy designations on the site and important planning considerations for future development.

Location and context:

The site is a 120 bedroom hostel owned by the London Borough of Camden located on Parker Street, WC2B 5PA. The site also includes a single storey workshop building which is currently used as storage and it includes a resident's community hall.

Planning policy designations:

Camden's Local Development Framework is comprised of the Core Strategy and the Development Policies Document. The site is in the Central London Area and has a high public transport accessibility level. Hostel policies and policies for the provision of housing and the amount of social housing are relevant. The site is located in the

Seven Dials Conservation area and the building itself is designated as a positive contributor. The site is located in an archaeological priority area and a slope stability and groundwater constraints area. The London Plan at the wider regional level and the National Planning Policy Framework at the national level were also relevant.

Planning considerations for any future uses of site:

- Land use issues in terms of the LDF protection of hostel uses.
- Substantial demolition of positive contributor within a Conservation Area.
- General design considerations, including height.
- Provision of market housing and affordable housing on and off site.
- Amenity considerations including residential amenity of occupiers within the application site itself.
- Transport implications and management of construction.

Developer presentation

1.) Introduction to Community Investment Programme (CIP) by Jed Young, London Borough of Camden,

Jed Young (JY) explained that the Council is carrying out a CIP programme, which is a 15 year plan to invest money in schools, homes and community facilities. The programme is a response to the reduction in funding from Central Government, including money no longer available for schools. This means that the Council has had to be more innovative in how it makes the best use of its buildings and land to improve community facilities. As part of the programme, the Council intends to redevelop properties that are out of date, expensive to maintain or underused and difficult to access. JY explained that Camden looked at all the community services it is responsible for to understand which require the most funding and are the most important. JY explained the key facts on funding and current projects and that 80+ CIP projects were planned to start in the next 5 years. JY explained that there are over 850 new social housing homes, either council rent or shared ownership.

2.) Hostel Sites Strategy by Brian Matthews, London Borough of Camden

Brian Matthews (BW) introduced the Camden Hostels Pathway strategy (2007) which was set up to improve the effectiveness of hostels and the rate at which single homeless people move through hostels to independent accommodation. The scheme places an increased emphasis on local management to reduce the impact of hostels on local neighbourhoods. The scheme also works with housing associations to modernise current hostels, the best examples of which were Endell Street Hostel, Arlington Hostel and Conway House. There is also a strategy for council own sites. A review of the council owned hostels took place 3 years ago and it was found that 3 weren't fit for purpose, including Parker House.

In 2011, a strategy was approved by Cabinet to develop Parker House for 100% sale of private housing with affordable housing off-site, the package to pay for the redevelopment of Mount Pleasant and Holmes Road hostels and contribute to Better Homes programme for improving council housing. A planning application was approved in May this year to improve the Mount Pleasant hostel, increasing capacity from 31 to 50 bedrooms. A planning application will be submitted next month for

Homes Road Studios to increase the capacity from 43 to 60 bedrooms and other improvements.

3.) Parker House: Architectural Proposal by Sue Johnson, Paul Davis and Partners

Sue Johnson (SJ) introduced herself as the architect for the scheme working on behalf of Camden Housing Department. SJ described the location of Parker House and that it is south-easterly facing, fronting onto Parker Street and backing on to St Joseph's School. SJ explained that the site is south-easterly facing and that the building is in poor condition with a 'prison-like' environment inside with very narrow back courtyards.

SJ explained that the existing front elevation makes a positive contribution to the Conservation Area and that the front and side elevation, which can be seen from the street, are the parts which are going to be retained and enhanced. On the right hand side of the building, there is fourth floor extension which is out of keeping with the rest of the building.

SJ explained that keeping the rest of the building was considered in detail, however it was decided that it wasn't practical due to the poor condition of the building and the low floor to ceiling heights and dark courtyards. SJ explained that a better courtyard will be created by rebuilding behind the façade. Two courtyards are proposed to improve circulation with a U-shape at the rear and the building will be set back from the rear boundary. The proposed rear elevation will have more glazing than the existing elevation and the brickwork will be in keeping with the brickwork of the surrounding area. On the front elevation, the existing fourth floor extension will be removed and the front elevation will be restored back to its original shape. The roof will be rebuilt to provide a new storey for accommodation so the building will be one storey higher than its current form. The roof will be set back and built in a terracotta colour to complement the existing roof tiles.

4.) Programme and Construction by Tim Preston, E C Harris.

Tim Preston (TP) described the proposed programme for the Parker House scheme:

- Planning application to be submitted in Oct 2012
- Decision to be made in early 2013
- Detailed design/Contactor procurement – Jan – March 2013
- Mobilisation – April 2013
- Construction – May 2013 to July 2015.

TP explained that a Construction Management Plan (CMP) is required with all major applications. The CMP sets out the expectations for construction on site. A key element is to appoint a contractor who will sign up to the considerate contractor scheme, particularly as the site is very constrained. The key expectations on site will be set out at the planning stage e.g. hours of working, special deliveries, communication with residents/businesses, site access, vehicular movements, parking arrangements, traffic management orders (to allow deliveries to take place), relationship with school, control of dust and dirt, over-sailing of public highway, scaffolding, environmental management, control of waste in a proposed manner. TP

advised to look out for the Construction Management Plan in the planning application.

5.) Outcomes by Jed Young, London Borough of Camden

JY explained that 43 homes for private sale will be provided on site and there will be 3 social rented homes at Aldwych Buildings. There will also be 10 social rented homes in Covent Garden and 38 additional affordable homes at Tybalds Estate. JY explained that regeneration at Tybalds estate is expected to deliver 110 new council homes as well as other improvements to the estate.

JY explained that there were many community benefits from the scheme including investment directly into St Joseph's School beyond the usual S106 agreement and £10 million towards the CIP and Better Homes programme. JY explained why the scheme was so important.

Questions, comments and discussion

FW introduced the questions and answers discussion and suggested six subject themes including:

- Land use – hostel/affordable homes
- Design – bulk/massing/conservation issues/building retained
- Amenity impacts – impacts on existing and new residents in the area
- Construction – cumulative impacts of development in area
- Health and safety
- Archaeology

Topic 1: Land use – hostel/affordable homes

Q. What proportion of housing is affordable?

A. JY: Within the hostel building all the homes are for private sale. There will also be 3 new council homes within Aldwych Buildings.

Q. What is the make up of council homes?

A. JY: Money is generated through the sale of 100% private housing on the site which is very rare. The only reason we can do it is because land has been identified nearby to build social housing e.g. in Aldwych House.

Q. Will the change of use to 100% private housing take away our existing courtyard - a space that we've enjoyed for 50 years? What benefits will we get from the development?

A. JY: It is clear that you have looked after the courtyard space. This will stay and we could meet again this discuss this issue.

Q. Are you willing to take away the benefit of the courtyard and storage space to put a 6 storey building behind with 3 years of construction?

A. JY: We aren't taking away the courtyard.

Q. But we will have cranes in the courtyard for 2 years?

A. JY: Cranes won't be in the courtyard

Q. How many families will the 3 council homes (in Aldwych Buildings) hold?

A. SJ: There will be 1 x 2 bedroom unit and 2 x 1 bedroom units in the Aldwych building. They are not family homes. At Camden we have a massive under provision of family homes, so the majority of family sized council homes will be in Tybalds Estate.

Q. Why are you increasing the height of the building? Obviously it is going to shade the school and the surrounding buildings.

A. SJ: The building will be a little higher than some of the existing building and so part will be higher but it will be well set back from the street on both sides. We have carried out a daylight/sunlight study and found that the additional height will not have any impact on shading or the properties to the south/west.

Q. Did you go into properties to check how much sunlight they will lose?

A. JY: No we didn't go into properties, but we can make all the information from the daylight/sunlight study available. A measured survey of buildings around the site was conducted to test the impact on the surrounding building. As the programme is something that the council are doing we have responsibility for most of the buildings surrounding the site. We therefore understand the need to respect the surrounding area and so we are maximising benefit within the building envelope.

Q. Irrespective of the study, if the building is 2 storeys higher than it is now, it will overshadow the neighbouring properties.

A. SJ: The building is not 2 storeys higher, it is only 1 storey higher.

Q. It is arguably 2 storeys – we can all agree that the building will be taller.

A. SJ: The building is also losing mass, and light will be gained – light will travel along the edge of the site.

Q./Comment You need to have more consideration to the people who live in the Almshouses. We feel we are getting slotted in and our garden is getting more and more overshadowed. There is less daylight and less birds in the garden.

Q./Comment The triangle is smaller than before, the building is not getting a lot of sunlight.

Q./Comment Chair of CGCA: I am delighted that Parker Street Hostel is closing – residents' lives must get better when they move out. However, it scares me that it can't be 50/50% private/social. The small flats will be sold off to private investors and will be rented as short lets. There will be no commitment to the community. The soul

of the Covent Garden community will be eroded.

Q. Will the little 2 bedroom council owned house have access to the courtyard?

A. JY: Yes

Q. We will lose valuable space in Aldwych which we store our stuff in, we need that place, so do other residents.

A. JY: Some of the space below the existing deck area will be converted to council housing, so there will be a loss of that space. I suggest we have a meeting so we can understand what extra provision we can make for you.

Q. So there will be 3 additional households using the courtyard.

A. JY: Affordable housing – The scheme proposed would provide 50/50% mix within the overall strategy, but the housing is not all in one place. There are 3 council owned houses in Aldwych buildings, 10 in Covent garden area and the rest in the Tybalds Estate.

Q. Why isn't there a mix of council owned and private housing in Parker House?

A. JY: Generally we do provide a mix of housing in all other schemes. But because this scheme has to pay for the improvements to the other hostels and provide a contribution to funding, we couldn't afford to have a mix on this site. We tested different mixes of affordable/private housing, starting with 50%, 30%, 20% but we couldn't afford to do it. This scheme is the one that pays for all other things.

Q./Comment Chair of CGCA: But it doesn't pay for the soul of community. I beg you to look very carefully. I'm not in favour of breaking up communities so we can get short term lets. We will have no connection with people which will destroy community.

Q. People will come for the weekend it will be noisy.

A. JY: We aren't selling the freehold. In all of our homes we have to sell, we will look at different forms of lease and how we can manage the leases to avoid any short term lets.

Q. Would you be prepared to sell flats on more long term bases?

Q. So you're selling a part of Covent Garden to pay for other areas of council?

Q. We won't get anything back

A. JY: There will be new homes for council tenants in Covent Garden. The planning application will be clear and demonstrate exactly where the new council homes are and will set out the packages of uses, both private and affordable. Once the application has been submitted, we can have meetings with residents in the area.

Q. What if we don't have access to the internet to view the application?

A. JY: We can come and meet you again.

Q. How can we affect what you plan to do?

A. FW: The decision will go to Development Control Committee and comments/objections will be taken into account in the assessment.

A. FW explained planning process and that the planning department would look at

the application in the same way as any other private sector applications and how it meets the Council's policies.

Q. What about introducing a steering committee group with residents?

A. JY: Best opportunity to comment now, could also meet with JY at a later stage and also send in views when planning application is submitted.

Q. What is the mix of apartment sizes?

A. SJ: Vary between 1 and 3 bedrooms with a study. Largest - 4 bed at approx 150m² and smallest studios at approx 35 m².

Q. Chair CGCA –I know the proposal is trying to do its best to help Parker House residents and get some money, but have not taken into account the recent developments of short term lets. They have destroyed other areas of London. Sub-letting is scary as residents change every 3 months. That's what destroys the community, that's why I wanted 50% social housing to retain local people.

A. JY: We would look into selling individual long leases.

Q. We understand the need to renovate, but you have to take into account our views - we don't want short term leases or an extra floor. We're not against social housing.

A. JY: In terms of leases, that's something we would do as landowner – rather than through planning process. We will make additional information on the extra floor available.

Q. What's the price of 1 bed flats?

A. SJ: Expensive (not sure of exact price).

A. JY: We have a waiting list for council homes in Camden. This small area can benefit from a massive amount of council housing. We will invest in 700-800 council homes in Holborn area. In the ward we are investing in 57,000m² of investment in council homes and £10 million of investment in Covent Garden.

Q. CGCA Chair – We find the policy in Camden on short lets unclear. What is the short-let policy?

A. FW: Any lets for less than 90 days will require planning (GLA doc) which relates just to London. Change of use from long term to short term would require planning permission.

Q. Seems to me that using that policy– you could stop short lets?

A. FW: We could stop that with planning permission – if lets that are supposed to be permanent are being used as short term lets, please let us know. We are following up a lot of enforcement cases.

Q. The housing association can check every 6months for sub-letting, can you check this?

A. JY: We have a home ownership team who look at unlawful uses.

A. JY: In terms of the CIP overall – we are working hard to stop sub letting as lots of people end up in properties too small. We do have incidents of people sub-letting lawfully but they are in breach of their lease.

Q. We are shocked at the design of the windows. How are modern patio doors being considered at the top of this building?

A. SJ: This is a detailed design issue which will be commented on in planning, we've done some work with Camden regarding the top floor and have looked at old and new. We think the impact on the street is better with this design.

Q. Change the windows, they are a rubbish design.

Q. How are you going to manage all the logistics/construction of the three large applications all within half a square mile during development?

A. FW: Each planning consent is live for 3 years and we don't control when developers will implement their permissions. In larger schemes where there are construction management plans – we will manage development and our highways department will look at relationship between different proposals

Q. Are you aware of the scale of the development of the nearby hotel or the intended change of use of Parker Tower?

A. FW: My colleagues in highways would certainly be aware of these.

Q. Currently there is already a high level of pollution in the area. We are concerned that all the dust and particulates will damage health if there is a focus on these large developments happening.

A. BM: I am happy to talk to the developers from the other sites and understand their construction programme. We will try to interlink the details of their plans.

Q. How are you going to get all the trucks into this space? (with all the other developments going on).

A. BM: When I know the other schemes proposals I will come back to you.

Q. To us, that's what planning is – managing site construction – you need to stop them having trucks in at 6am on Sunday morning. Got to do something prior to commencement. What control do planners have over contractors?

A. FW: The developer would need to do submit a construction management plan which sets out how they carry out construction.

Q. But how can you control the 3 plans that are going at the same time? Parker House will take 3 years – how are we supposed to live? You do not protect us.

A. FW: Concern over construction management is something to take away from the meeting.

Q. What about getting fined for construction at unsociable hours?

A. FW: There are restrictions, environmental health would check.

Q. We are not looked after – our quality of life is not important to you. My home will be unliveable. How are you going to make sure that our quality of life is reasonable? I'm expected to respect people around me., how are you respecting me?

A. JY: The difference is that the council is the developer here; it is the council who will be managing the construction. You will be able to talk to the councillors in the way we manage our contractors. We can secure normal controls over construction management.

Q. How do you work with the constraints of the different uses around the site?

A. JY: We should offer a follow up meeting –to discuss the issues raised. We will be having some meetings in the future with school and residents.

Q. You should know what building sites are under construction at the same time. You need to know the impacts on each, construction carries on etc.

Q. Does Parker House have asbestos in it and will the construction workers be CRB checked as the construction site is next to a school?

A. BM: Yes there is asbestos, this will need to be taken out under strict approved health and safety conditions before building works start. With regards to CRB checks, we are acutely aware of the sensitivity of the school.

Q. How would it affect our area in terms of parking? How will extra residential units impact on parking? Are there going to be restrictions?

A. It will be a car free development – people who live there won't be able to park on street; this will be controlled in their leases. There will be no additional car parking.

A. JY: We are going to decant 40 people out of Parker House when new hostel in Kilburn is up and running. Capacity will remain at 18 and we won't move everyone else out until we get planning permission.

Q. Can you not fine people on the spot for construction at unsociable hours?

A. BM: Conditions will be put on the application for working hours. We can put penalties in place if contractors don't meet statutory obligations.

Q. Can you use fines if building works don't run to schedule?

A. BM: Works are expected to take 2 years.

Q. Would be great to have a meeting to resolve the solutions?

Q. What consideration is there of archaeology?

A. SJ: An archaeological survey will be part of the application.

Q. I've lived in Parker Street since 1999 when it was a quiet street. There has been an increase in the number of anti-social premises. Will the increase in residencies be taken into account by the licensing department?

A. Cllr Olad: Parker Street is a Special Policy Area, where there is an oversaturation of licensing premises and any new licensing applications in this area will be refused.

A. Cllr Fulbrook: I am chair of governing body of school and I'm in charge of the hostels programme. I'm very passionate about getting local housing for local people. We would love to have affordable housing – but there are money issues. If tenure blind – we will be able to adjust it. If you are a family person – you would rather bring up kids in Tybalds rather than Parker House. Two of the units in Aldwych buildings are for disabled people, Make sure your name is on mailing list for area action meetings. We will certainly have further meeting to talk directly with housing officers and planners so that when we go ahead, that we get it right and you can help us keep on straight and narrow. If there is anti-social behaviour etc – then you tell us. We did close a brothel in Aldwych buildings. We will take enforcement action – but you must let us know.

Q – why were the original licenses granted?

A: Cllr Olad: We have done our best and come up with this policy.

Conclusion and invite to complete feedback forms

FW ended meeting by thanking all participants for their involvement and encouraging those present to complete the attendance sheet if they wanted to receive minutes of the meeting and to fill in feedback forms to help evaluate the usefulness of the DM Forum meetings.

A summary of the key points will be published on the website and those who request a copy will be sent a copy of the minutes.

Contact

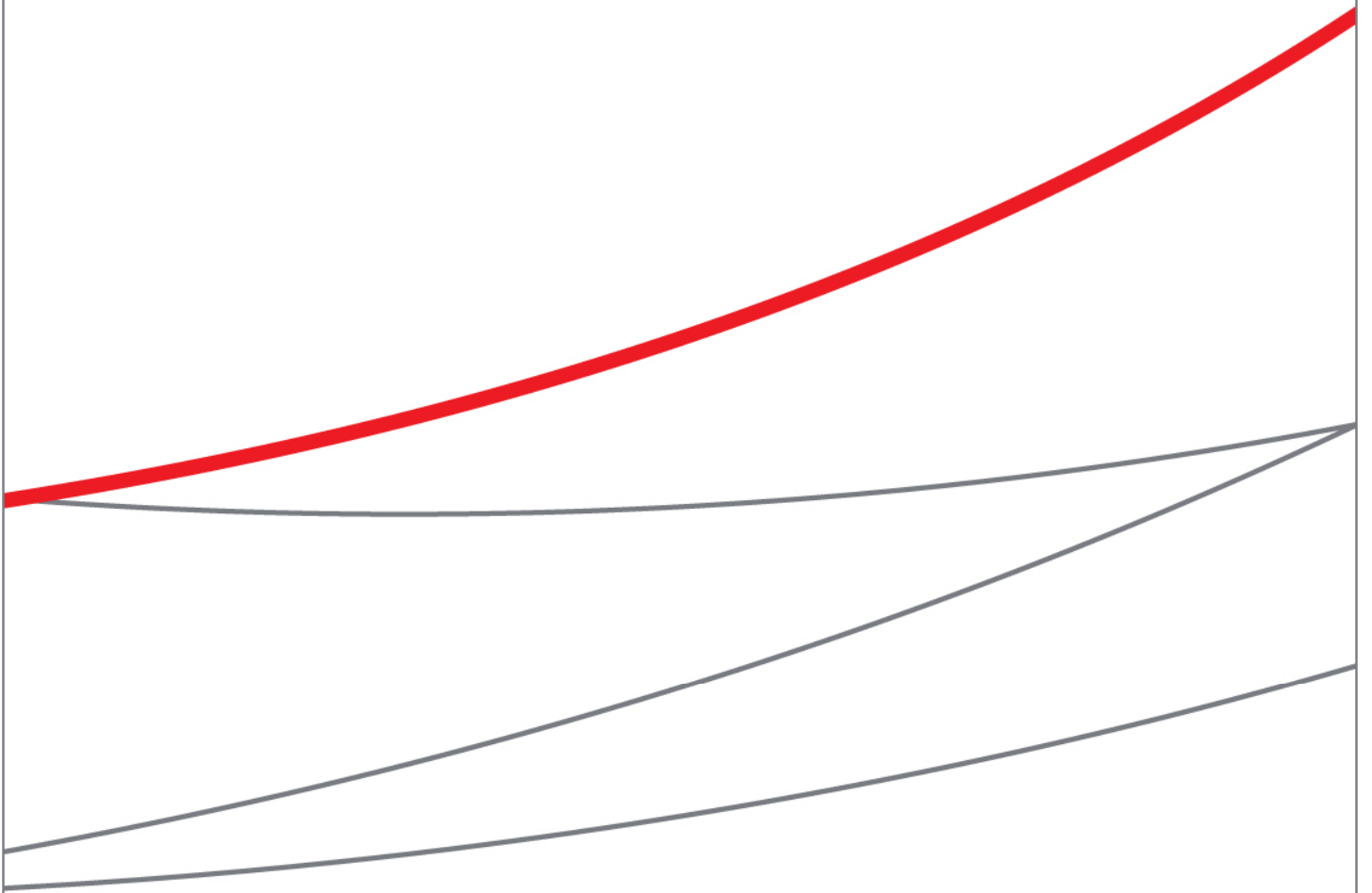
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