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Consultation response to planning application **HGY/2016/0109**





The current temporary club house, as seen by the neighbours

The current club-house (pictured above) was approved by the council on 5/11/2013 subject to four conditions. (see http://www.planningservices.haringey.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=565421).

The first condition stipulated

> *This permission shall be for a limited period expiring on the 11th October 2015 when the building hereby approved shall be removed and the land reinstated.*
> *Reason: The building, because of its design, size, materials and or siting, is not considered suitable for permanent retention*

The archery club did not object to this condition. They in-fact repeatedly emphasised that their request was for permission for a *temporary building*, and opened their supporting statement (http://www.planningservices.haringey.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=555157) with a two paragraphs titled "*Temporary Building - what this means*". Here they state that the buildings have a planned time use of *2 years or less* and that during this time they will consult with the community and all interested parties regarding the design of a permanent replacement.

This document ends with a section titled "*Plans for future permanent clubhouse building*" where they state that some of the finances for the new permanent building are "already earmarked in current Club finances", and other money will be raised by applying for grants from Sports England, the National Lottery and Archery GB.

The current application

Instead of removing the temporary building as stipulated by the planning permission, the archery club is proposing to retain the building, and add some cladding which will further increase the building's size.

The current application seeks to remove the condition (4) of the planning permission

> *The temporary structure hereby authorised shall only be used between 08:00 hours and 22:00 hours Mondays to Saturdays and 9.00 hours and 18.00 hours on Sundays and Public Holidays.*
> *Reason: To ensure that the use operates in a satisfactory manner and does not unduly disturb nearby residential occupiers or prejudice local amenity.*

In this condition, the council does recognise the disruption to neighbours (many of whom have young children) which would be caused by extended opening hours. The current application requests the extension of the hours of operation till 11pm. Archery is an activity which can only be safely practiced during daylight hours. So the request to lengthen the hours of operation does not make sense, unless one refers to the club's application from last year HGY/2015/0421. In that application the club explain their intention to make money from the building by running a licensed bar, and renting the premises out for parties, dances etc. I would like to emphasise that the building is adjacent to a residential neighbourhood. The photos of the current structure above, which were taken from a neighbor's property show how close the club-house is to

neighbours' property. It is very likely that the licensed bar and private events and parties running till 11pm will indeed unduly disturb the lives of nearby residents.

We have no objection to measures required for the proper operation of the club. If, for instance, the club would like a reasonable extension of their opening times on specific dates for a prize giving ceremonies at the end of a tournament, AGMs etc. then I am sure that this could be agreed with the club's immediate neighbours. But this does require some degree of engagement by the club with its neighbours and with the local community.

Unfortunately this is not what is being requested here. If this application is allowed, it would effectively be a license to run noisey events till late at night, and without any need to consult with with neighbours.

To the best of my knowledge, there has been no consultation with neighbours regarding the extended opening hours.

The Role of Thames Water

Thames Water have sold of 25 reservoirs to property developers since the 1980s. As far as I know, they have so far refused to commit to renewing the archery club's lease when the lease expires in 7 years time. The Archery Club have stated that Thames Water will not allow any building designed to last longer than the end of the lease. But they have supported the current application. If Thames Water intend to evict the Archery Club at the end of this period, any buildings on the reservoir site will be used as a precedent for allowing further building on the area.

For the record, I think the council should press Thames Water to extend the lease on the reservoir to the Archery Club for an additional 25 years. This would allow the Archery club to apply for proper funding from national sports bodied for a permanent building.

The Archery Club

The current application has been supported by comments from various club members praising the good work of the club. But none of these supporting comments come from neighbours of the club and many of them are from outside Haringey. We do not dispute the good work of the club or the need for a clubhouse. But I agree with the council's decision of 2013 that the current temporary building is unsuitable for permanent retention. The council decision was quite clear. It did not say that the building should be cladded with wood, painted green, or given any other kind of decoration. The decision was that this building needs to be removed after the two year period.

I would support the like for like replacement of original clubhouse which was burned down in April 2012 by unknown arsonists. A replacement building should be similar in size and appearance to the original club-house. The unsightly green containers which have been placed on the reservoir without planning permission should be removed.

Amnon Cohen
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