

Minutes of Garden Residents Association (GRA) meeting on Tuesday, 2 February 2016

Present

Andy – Vice Chair	Doncaster	Julia B – Secretary	Rutland
Martin – Play streets	Rutland	Karen – Fundraising	Doncaster
Guy – Planning	Rutland	Jenny – Treasurer	Stanhope
Alison – Assist Treasurer	Stanhope	Pat	Kimberley
John	Rutland	Hugh	Stanhope
Lucy	Stanhope		

Cllr Ali Demirci (Cabinet member for Planning), Cllr Ozbek, Cllr Blake, Ian Sygrave (Chair- Ladder Community Safety Partnership), John Forde (Haringey Council Enforcement), Maxine (Stanhope Gardens Church)

Apologies

Cathy, Sue G, Jo, Pauline (Neighbourhood Watch), Mel (Met police), Mags (Met police), Sheila (Met police)

Matters Arising

Andy spoke to Ken Weeks (Head of Street Lighting), who confirmed the remaining Doncaster, Portland Gardens and the cross streets are on the waiting list for LED upgrade of street lights for in next financial year.

Crime

PC Mags Coddington, dedicated ward officer, emailed the latest statistics

Break-ins: (1) Rosebery, 11 January, evening, attempted artifice burglary, front door left open, nothing stolen
(2) Rosebery, 16 January, evening, entry right side kitchen window, nothing taken

Theft from motor vehicles

Stanhope, 23 January, rear bicycle wheel stolen during morning

There were no robberies during the period.

Alison summarised suspicious activity that was reported to the GRA by neighbourhood watch. In January, schoolgirls from Hornsey School were approached by a man purporting to be a policeman. He was medium height, medium black man. He first asked the girls to open their bags. They refused. He then asked them to get in the car, they refused. He then asked them to accompany him behind a building. They reported it to the police.

Environment / rubbish

Andy reported on a **Tactical Enforcement** team meeting on Friday 29 January with Chris Georgiou – (Interim Tactical Enforcement Team Leader) Karen and Cllr Blake regarding a rental property in Stanhope that is being refurbished by the property managers and had a huge pile of rubbish in the back yard that had tipped over and damaged a parked car as well as burning plastic and other materials when clearing the house. Chris spoke to the manager of Manor Properties (who, along with Anthony Pepe real estate agents, manage a number of properties in the area for a local property investor). Chris gave them a Community Protection Notice (CPN) and fined them £100. It appears that Manor Properties are serial offenders and any property with an Antony Pepe (AP) board in the front garden which is being cleared and storing items front or back of the property are be in breach of the CPN.

Action All: If residents spot the storage of materials to any AP Property please inform Andy or Barbara

The Green Lanes alleyways. New gates will be put up in the alleyway halfway between Barclays Bank and the bridge in the hope that this will stop dumping. We are waiting for the planning application to be submitted by the contractor. After that, Veolia will deep clean this and any other bad alleyways on the Gardens side for free, and then Cllr Ozbek and Andy will speak to the shop owners who use this unadopted land and encourage them to keep them clean and contract Veolia privately to clean the alleyways on a weekly basis.

Green Lanes rubbish **collection times** will be put back to the later times in March 16, and awaiting the new signage. John Forde said fines would not be issued until late March in order to give the shopkeepers and residents above shops time to adjust to the new times.

Julia noted that the alleyway on Rutland Gardens next to No 2. is pretty disgusting, full of rubbish, like the bad old days. John Forde suggested that a community protection notices (CPN) might apply to users of this alleyway.

Lucy asked whether **power cleaning of the pavement** was being carried out as promised last year, because it didn't look like this was happening. John will check on this.

Gardens Street headers & Street Cleaning. Litter is starting to feature on the street headers and across the Gardens now that the Council have cut the Thursday sweep. The Gardens are now only being swept one day a week (Mondays only). The headers are cleaned only up to 20 metres (vs 30M- 40M before). The GRA argues that the Gardens is a special case and should not have had cut backs in sweeping given that it is a high takeaway food area, and that the prevailing winds blow all the excess litter in from Green Lanes into the Gardens. Cllr Blake says she always argues our case, and that the cleaner parts of the borough should get the cuts, but the council has overall huge Government cuts to make.

Action All residents: Take photos of offending litter build up and report to Cllrs

Action: All Residents can download the phone App "Our Haringey" where all manner of environmental issues can be reported

Bike hangars

There were no objections to the GRA consultation proposing two new bike hangars located in Stanhope and Portland Gardens after the GRA did their own consultation during Dec 2015. The request has now gone to the council, who will carry out a further consultation once funding from the Mayor is confirmed.

Green Lanes Transport Study

As part of the new traffic studies, counters were seen over the month in the Gardens. Andy noted that the Stanhope counter wasn't catching the traffic turning into the Kurdish Centre from Green Lanes or entering and turning at Portland Gardens. He wrote an email to point this out but it looks like it is too late.

The GRA had requested twice that the study area be extended to include the Woodlands area between St Ann's and West Green, which will include other historical road closures (and Head of Traffic Management agreed this, however the latest draft again denotes this area as an "area to be assessed for impact from the study area"). Cllr Blake said that the head of department had assured her that it would be included. The council is still trying to find a consultant company to carry out the survey.

Action: Cllr Blake to chase up council to ensure Woodlands area is included in the study area in the final document

Wightman Road Bridge closure

There is a major closure planned for the bridge replacement on Whiteman Road, for 6 months from March to September 2016, with accompanying closure of Ladder roads at the junction of Wightman. There will be advanced warning signs and letter drops in the St Ann's, Harringay and Stroud Green wards.

Community Garden

Maintenance morning this Saturday and every first Saturday of every month

Date to be arranged for Easter egg hunt and seed planting.

Date to be arranged for Scalextric Day, likely in June.

Action: If anyone has access to a scalextric track, please contact Andy. A few reasonably good sized kits could create a large racing track for a community event.

Green Lanes Festival

This may not go ahead now given the Whiteman Road railway bridge closure (from March to September) and the associated traffic disruption. The community garden may still do its own event i.e. outdoor film.

Planning

St Ann's development. The START consultation this week was well attended. It is still at the concept stage and attendees were encouraged to go round different tables in the room and put forward their ideas for issues such as health facilities, car parking, green areas, heritage buildings, amount and size of new housing etc. A couple of architects have produced a number of potential design layouts for consideration. At this stage they seem to have ignored GRA concerns such as height restrictions for houses backing onto Warwick Gardens. They are also trying to find the two disused railway arches to the rear of the site for potential access. Andy provided an old plan drawing

Play Streets

Martin said that Play Streets will go ahead on the first Sunday of February. Martin and Jo are discussing what to do for a special event for the first anniversary, cake may well be involved.

Proposed DPD document, 20-year development plan

Andy handed out all of the GRA's comments from the consultations on the 20 year development plan and asked Cllr Demirci to give a run-down on the proposal.

Cllr Demirci: There are 4 key stages in producing a final planning document. (i) Initial consultation with residents and subsequent amendments by the council to incorporate resident comments; (ii) the National Planning Policy (NPP) requires that the development plan is positive, effective and consistent with national policy; (iii) According to Regulation 19, there must be a second consultation (currently underway, January – March 2016). This is available to residents in libraries and online. (There is also an App "Notiz"). Residents can comment, but amendments are unlikely. An inspector will then look at the plan and ensure it is adequate and that the planners have listened to the residents. (iv) The Plan will be sent to the Secretary of State for adoption (likely in the middle of next year). This will provide a guideline for developers.

If residents have comments on the latest plan, please write in as part of Regulation 19.

The pressure is on. If Haringey council fails to fulfil the government requirement to produce a good plan for 15,000 new homes by 2026 (the council plans 10k in the eastern borough and 5k in the mid and west of the borough), the government will take over and impose their own plan.

The current Housing Bill will ride roughshod over the current 40% affordable target. The definition of affordable is changing all the time.

The council is striving to meet various targets relating to health, regeneration etc. but Haringey has always been the poor relation in London vs inner boroughs such as Hackney and Islington, which receive more funding from the government. Health is an issue for the borough, with the average age of death decreasing street by street as you move from West to East through the borough. The council wants Haringey to be an importer of jobs in the future and is aiming for 22,000 new jobs by 2026.

Andy made a couple of comments: (i) After residents and the GRA objected to the proposal in the first consultation for the community garden archway to be opened up for a cycle/pedestrian way via Finsbury Park Ave, the council withdrew the proposal. (ii) In the second draft, the council put forward another proposal to punch through at the end of Portland. Both these proposals would create crime routes and detract pedestrian away from the High street.

Ian Sygrave said the latest consultation documents were not in Stroud Green library. He was told by the librarian that the library had received an email saying it wouldn't be there for a month. Cllr Demirci said he would look into this.

Ian also said it is disappointing that as this is the third draft, there is not much scope for residents to object. Our grounds for objecting are closely constrained.

Ian said that he is concerned over the ability of the borough to cope with the large number of new homes planned, re pollution, services, schools, traffic etc. He also cited the doubling in the number of units planned in the latest draft for both the Hawes and Curtis and Willoughby Rd sites from the original plan without resident consultation. Is this evidence of rubber-stamping by the planning department? Cllr Demirci denied any rubber-stamping, and said that as Hawes and Curtis is on a main road, it could legitimately have a tower block there.

Ian noted that Hamden Rd, the steel works near the mosque on Wightman Rd, would be redeveloped into residential.

Andy asked for improved access to the Haringey Railway station when they redevelop the Jewson site. Cllr Demirci agreed and also said there is no height restriction on this site, but the council is currently creating a 3D topographical map of the Haringey area, including Alexander Palace, and this will help in arguing for reasonable height limits (e.g. like St Paul's, clear views of Alexandra Palace should be maintained).

There was discussion about school places, as there is an obvious need for expansion, including new secondary to cater for the large number of young children growing up in the area. Cllr Demirci said this is being addressed.

Regarding the Arena, the GRA noted that the latest plan doesn't state height restrictions on the north side, which abuts Stanhope. This is very worrisome for Stanhope residents re overlooking and shadow issues. Cllr Demirci said the developers would have to do a light and overshadowing study. There must not be a negative impact on residents. Demirci also noted that the developers must safeguard the same amount of space for employment in the Arena, i.e. housing cannot spread out over existing commercial space, which implies higher housing blocks.

Discussion moved to access and traffic. There were serious mistakes made when the Arena Estate was developed some 10-12 years ago, and we are left with one highly congested entrance/exit. This is despite the council saying at the time of development that everything was under control with modelling by the developers, i.e. resident concerns over traffic congestion were brushed off. Cllr Demirci agreed and said there must be 2 or 3 access points to this site.

Cllr Demirci aims to support and keep the warehouse community on Hermitage Rd intact. It supports the GRA's request for protection of the creative community and is important in providing cheap accommodation and diversity in the borough.

The same goes for space currently used for leisure facilities, e.g. Finsbury Park bowling alley.

Karen noted that developers never provide what they promise over social housing. The council has been aiming for 40% affordable in new developments, but the definition of affordable is changing all the time, for the worse. Cllr Demirci said the council is working with providers to implement various schemes, e.g. people on benefits being able to buy a share of units.

Guy questioned the number of houses allocated for each site, and whether the council is confident it can get all of them in. Cllr Demirci said they have done rough calculations, and some sites such as Tottenham Hale will overdeliver, while others will underdeliver.

The first draft for the redevelopment of the old St Ann's police station site had less than 20% affordable, and was rejected by the council for that reason. Cllr Blake will invite people to a meeting at the library to go over the new design. Cllr Demirci said the local councillors have copies of the designs and residents can ask to view them.

Cllr Blake discussed Priscilla Close with Cllr Demirci. One homeowner wants to build an extension onto the garden. Cllr Blake, along with other residents, have objected to this proposed extension and as Priscilla Close was an old firestation, she would like to get support from the council to get it listed.

Action: Cllr Demirci said he will look into it.

See Appendix 1; For comments handed out at the meeting and to Cllr Demirci as the final comments from the GRA

Next meeting: Wednesday, 2 March 2016 – 7:30pm to 9.30pm

at the Kurdish Community Centre on Portland Gardens

Other GRA meeting dates in 2016:

Thursday 14 April
Monday 6 June
No meeting in August
Thursday 6 October
Thursday 8 December

Thursday 12 May (AGM)
Tuesday 5 July
Wednesday 7 September,
Monday 7 November

Appendix 1: **GRA Comments to LB Haringey Council DPD Document. –** **Consultation period Jan to March 2016**

Comments below have been amended within the DPD in previous consultations. The Gardens Residents Assoc wish to thank Haringey Council for taking these objections/ comments on board.

1. Doncaster Gardens N4 – Railway Arch / Gardens Community Garden (GRA). The GRA are pleased to see that the proposal to open up the Railway has been withdrawn. Objection was loss of amenity /community asset and will create a crime route.

2. Portland Gardens N4, pedestrian access route to the Haringay Green Lanes Railway Station. The GRA are pleased to see that the proposal to create an access route has been withdrawn. Objection based on the creation of a crime route, route will discourage pedestrians to shop on the high street.

Sites in the South of the Borough

SA26: Hawes and Curtis Green Lanes N8

Comment: Concern over the heights of the building and impact on Green Lanes Site allocation is 73 units

141 units have been submitted for Planning Permission

Public Exhibitions for the Planning application

N Haringay Primary School, Falkland Rd

Fri 5 Feb 4-8pm

Sat 6 Feb 1-5pm

SA27 Wightman Road

Comment: Loss of amenity with Jewsons, concerns with heights.

Contribution should provide section 106 funds to help contribute towards construction of a lift service / disabled access to Haringay Station.

SA28: St Ann's Hospital Site

Comment: Heights max 2/3 stories respecting heights of Warwick Gardens residents. Oppose access point at Warwick Gardens / Stanhope Gardens will become a potential crime route. Residents of the Warwick gardens – “Homes for Haringey” flats will lose amenity / garages and green space.

Concern on the numbers of cars impacting on the area with large development. No school proposed for the site, potential of Chestnuts Primary and Park View Academy could create annex on the site this could link with the development of the Warehouse Community, through the disused railway arch. Opportunity for green roofs, solar panels, wind power and self-sufficiency. Many buildings and structures of historical interest should be saved and developed.

SA29: Arena Retail Park

Comment: Any development should consider heights for residents affected in Stanhope Gardens residents (Northside of the railway line) development should be reduced at the North, South East and West of the site where residential properties face and adjoin the site.

Car access needs serious consideration many mistakes have been made in the sites previous development and a road access point should be considered opposite Endymion Road creating a cross road.

Harringay Warehouse District

SA30: Arena Design Centre

SA31 Crusader Industrial Estate

SA32 Omega Works

SA33 Vale/Eade Rd

SA34 Overbury & Eade Rds

SA35 L/B Seven Sisters & Tewkesbury Rds

Comment: Good well designed live work units are an opportunity to retain the talented artists, designers and musicians in the area with rent restrictions building upon this creative hub. Many developments such as these force such creative industries out of an area. Opportunity for green roofs, solar panels, wind power and self-sufficiency. Concern on traffic impact in the area with such a development on all these sites and the 3-traffic road closures in place across the Hermitage Road Estate. Access to this development area needs careful consideration and its impact on the larger area. Overall concern on the heights of these developments

SA36 Finsbury Park Bowling Alley

Comment: Loss of the valuable leisure facility.

