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Panel Members, Officers and
Interested Parties

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Date: 3 September 2010

RE: GREEN BELT FORUM

The next meeting of the Green Belt Forum will be held on Wednesday 15 September 2010 at 7:00p.m. in Room 1 at the Civic Centre.

The Forum will be led by Councillors Yasemin Brett, Alan Sitkin, Ozzie Uzoanaya, Marcus East and Tom Waterhouse.

Please find enclosed an agenda, and a copy of the notes from the meeting held on 5 July 2010.

An online version of the reports attached to the agenda item NO's 3 & 4 are available to view at:

<http://www.enfield.gov.uk/biodiversity>

<http://www.enfield.gov.uk/foodstrategy>

A large part of the meeting will be set aside for the public to raise issues of local interest. In the interests of fairness, if members of the public have spoken once during a discussion, they will not be given the opportunity to speak again until all other members of the public have had the chance to speak. Your co-operation is requested to ensure a productive meeting.

The Chairman of the Forum will, at the appropriate part of the meeting, call out each person's name who has given notice of his/her wish to speak.

Green cards will also be available on the night for you to raise issues with the Council if you do not wish to speak at the Forum. These are more suited to individual issues, which are better dealt with outside of the Forum meeting. These cards will be taken away from the meeting and followed up. The issues will be listed in the minutes of the meeting.

If you require any further information do not hesitate to contact me.
Yours faithfully

Ann Redondo
DEMOCRATIC SERVICES TEAM

GREEN BELT FORUM

Wednesday, 15 September 2010 at 7.00 pm
Room 1 Civic Centre
Silver Street
EN1 3XA

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Councillors : Alan Sitkin, (Chairman), Marcus East, (Vice Chairman), Yasemin Brett, Tom Waterhouse and Ozzie Uzoanya.

AGENDA – PART 1

1. WELCOME AND INTRODUCTIONS

2. DECLARATIONS OF INTERESTS (Pages 1 - 2)

Members of the Council are invited to identify any personal or prejudicial interest relevant to items on the agenda. Please refer to the attached guidance.

3. BIODIVERSITY ACTION PLAN

To receive a verbal presentation on Enfield's Biodiversity Plan from Giles Sutton, Biodiversity Office.

4. FOOD STRATEGY

To receive a verbal presentation from James Gummery, Planning Officer.

5. ENFIELD CHARACTERISATION STUDY

To receive an update.

6. GREENWAY ROUTES FOOTPATHS /RIGHTS OF WAY

To receive a verbal presentation from Liam Mulrooney, Section Manager, Traffic and Transportation.

7. TRENT PARK GOLF CLUB (Pages 3 - 8)

To receive a report prepared by Jeremy Sturgess of Twigmarket Ltd.

8. MINUTES (Pages 9 - 16)

To receive the minutes of the meeting held on 5 July 2010.

9. MATTERS ARISING

To discuss any matters arising.

10. DATES OF FUTURE MEETINGS

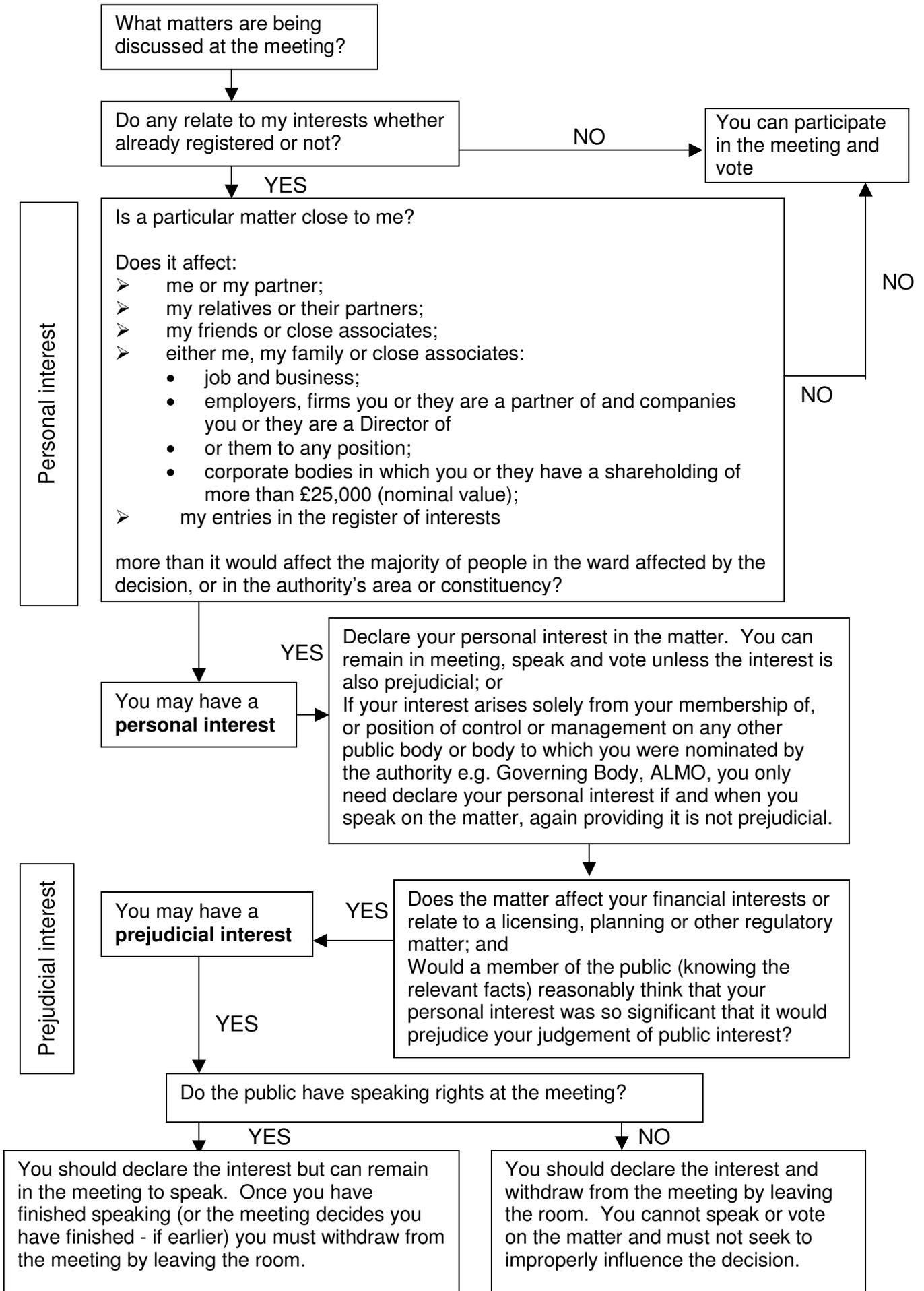
Wednesday 19 January 2011.

Wednesday 23 March 2011

Tuesday 10 May 2011.

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DECLARING INTERESTS FLOWCHART - QUESTIONS TO ASK YOURSELF



Note: If in any doubt about a potential interest, members are asked to seek advice from Democratic Services in advance of the meeting.

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REPORT FOR GREEN BELT FORUM

This report has been prepared by Jeremy Sturgess of Twigmarket Ltd for the September 2010 Green Belt Forum meeting following the last meeting in June 2010

TRENT PARK GOLF CLUB

History (1974 – 2010)

TPGC was built in the 1970's when 140 acres of the Trent Park Country Park was leased by the GLC to a private operator on a long term development lease with the objective of creating an 18 hole public golf course and clubhouse. The Course and Clubhouse opened in 1974 and has since become a popular municipal golf course open to all.

In 1992 the original tenant sold their leasehold interest to the current commercial operator, Twigmarket Ltd, who extended the facility by adding a driving range in 1993 and who hold the property on a 125 year lease (dating from 1994) from LB Enfield paying a current rent of £132,000 pa. Business Rates payable to LB Enfield is a further £50,000 pa

From 2000 to 2010 the whole facility was underlet on a 20 year lease to American Golf Corporation, with 33 courses, the largest operator of golf facilities in the UK.

In May 2010, owing to poor trading over a prolonged period and despite Capital Expenditure on improvements totalling £400,000 since the year 2000, American Golf Corporation (now called Crown Golf) surrendered early their leasehold interest back to Twigmarket Ltd who, since May 6th 2010, now operate the business in hand.

The Golf Course

The course is a very pretty undulating Par 70, 18 hole golf course with a mixture of mature trees both of native species and including many non native species (mainly Lleylandii) that were planted when the course was constructed to provide landscaping and safety screening between holes. The Course is considered to be one of London's finest public golf courses and is open to all, without discrimination, on payment of a Green Fee.

Despite the excellent reputation of Trent Park as a golf course, the business, in line with all other municipal golf courses in the UK, has deteriorated considerably since the present tenant took occupation in Sept 1992 as the table below shows.

Number of Green Fee Tickets sold	1993	63,500
Number of Green Fee Tickets sold	2000	45,000
Number of Green Fee Tickets sold	2009	33,000
Driving range buckets sold	1994	86,792
Driving Range buckets sold	2000	70,588
Driving Range buckets sold	2009	53,872
Bar Sales	1993	£237,307
Bar Sales	2009	£269,560

The main reasons for the decline in the number of rounds played can be attributed to two factors.

Golf Construction boom in the 1990's

Following a report in 1989 by the Royal & Ancient Golf Club (Golf's governing body) entitled "The Demand for Golf" over 700 new golf courses were built in the 1990's. Golf participation rates throughout the UK have remained static since the 1980's meaning many more courses competing for the same number of golfers.

Increased competition from Private Golf Clubs

As a result of the increased number of courses many golf clubs now find themselves in financial difficulties and the response from Private Clubs has been to open up their membership and golf courses to the general public. It is fair to say now that, apart from a very few Private Clubs like Sunningdale or Wentworth, that every Private golf club is essentially also a Public Golf Course. Waiting lists and joining fees are largely a thing of the past. This is certainly the case in Enfield where Crews Hill GC, Enfield GC and Bush Hill Park GC are all now, because of financial pressures, competing with Trent Park GC and Whitewebbs GC for the same Green Fee customer. This has had a devastating impact on the volumes of golfers playing municipal golf courses particularly as these "Not for Profit" Private Clubs enjoy significant fiscal advantages with regards to VAT and Corporation Tax.

The Clubhouse at Trent Park

The Clubhouse buildings at Trent Park date from the 1970's and by any standards cannot be said to be attractive particularly bearing in mind their location within the Trent Park conservation area. The 2006 Trent Park Conservation Area Character Appraisal Report prepared by the Drury Partnership for LB Enfield refers in Clause 3.7.15 to the poorly designed and poor condition of the buildings and unsightly entrance signage at Trent Park Golf Club and it is clear that improvements need to be made. The Greenkeepers machinery store, which needs demolishing, is of inadequate size and it's condition a particular embarrassment.

There have been no significant alterations to the clubhouse buildings at Trent Park GC since they were built in the 1970's but Twigmarket Ltd have a desire to upgrade the appearance of the buildings and are presently investigating how this could be achieved. In particular a re-cladding of the exterior of the buildings to remove the 1970's red brick look, a redesigned entrance and signage to the site incorporating buttresses and traditional iron railings and Car Park resurfacing is being considered but will require investment in the region of £350,000. Better still would be a completely new Clubhouse Building to bring standards up to modern day expectations but the cost of this would be in the region of £2 million and is not realistic with the current state of the golf industry.

The future for Municipal Golf Courses in the UK

With the exception of the Old Course at St Andrews in Scotland, the UK's most famous municipal golf course, all municipal courses must adapt or die. The most visible sign of this nationwide decline is in the condition of Clubhouse buildings and the condition of the golf courses themselves as financial difficulties prevent normal investment in refurbishment and new machinery.

The response from several local authorities has been to seek private operators of their facilities and in a few cases this has worked well. However in many more cases Private Operators agreed rents that were unsustainable under present industry conditions and many previously leased facilities have come back, or are at risk of coming back, into the hands of local authorities. Because of the fiscal distortions in the Golf Market relating to VAT and Corporation Tax, private operators find themselves at a huge disadvantage to Private Golf Clubs and the new Not for Profit Leisure Trusts.

Not for Profit Leisure Trusts such as "Mytime Bromley", who now run 9 municipal courses around the South East do not have to account for VAT on Green Fees, Driving Range income, Memberships and Buggy's – a huge competitive advantage.

Private Members Golf Clubs enjoy similar advantages with Membership and Members Guests Green Fee Income exempt from VAT and Corporation Tax only payable on profits

from “non-mutual” trading. Clever accounting by Private Clubs to “minimise non-mutual” trading profits from Visitors and Societies leads to the absurd situation where some leading clubs, who derive about £1 mn pa of turnover from Visitors and Societies pay much less Corporation Tax than commercial operators taking a fraction of this amount.

With VAT set to rise to 20% from 2011 the distortions are set to grow worse but whilst there is a strong lobby by commercial operators to level the playing field on VAT and Corporation Tax this is unlikely to happen in the foreseeable future.

Local Authorities wishing to outsource the management of their municipal golf courses are now turning increasingly to Not For Profit Leisure Trusts such as MyTime Bromley. The fiscal advantages of this Not for Profit structure cannot be matched by private commercial operators.

The future for Trent Park Golf Club

Because of declining volumes of Green Fees and visitors to the Driving range and Clubhouse over the last 20 years there is substantial under-utilisation of the facility. The days of golfers queuing overnight in the Car Park to book a tee time for the following weekend (common in the early 90's) are long gone. The golf course operates at no more than 45% of capacity in the summer months and below 25% in winter. The huge car park, particularly since signs were erected to deter commuter parking by users of Oakwood Station, has much surplus capacity.

Twigmarket Ltd have developed a road map for how they wish to improve the facilities and business performance at Trent Park GC. This is summarised below:

1. Golf Course Improvements

There have been no major changes to the golf course since it was built in the 1970's. With the requirement that standards continue to improve driven by increased competition and customer expectations there are now several improvements to the golf course and driving range that would be beneficial to the quality of the golf course in the long term. In particular the Driving range landing area, 1st hole, 2nd and 10th holes require some redesign and landscaping and we have engaged a golf architect to suggest improvements.

2. Diversification of Revenue Streams

Land exists to provide other outdoor recreational activities. We are presently considering a whole range of options for additional outdoor recreational uses. There is a need to diversify revenue to cross subsidise and support the Golf Course. We are presently studying these activities to identify commercially viable options that will be complimentary to the golf in terms of customer profile and usage patterns. Additional outdoor recreational uses will help us broaden the appeal to more users helping us attract youngsters, youths and families that we expect will in due course increase occupancy of the golf course and range.

3. More efficient use of Buildings

The footprint of buildings at Trent Park GC totalling nearly 10,000 sq ft and the Car Park is sufficient to cater to the golf use and any other additional activities listed above. However the existing layout is inefficient and ideas are being considered with a view to a better internal layout thus allowing us to service additional outdoor recreational uses in conjunction with an upgrading of the exterior facades to provide a more appealing structure in the Conservation Area.

4. Better Marketing

The location of Trent Park GC just adjacent to Oakwood Tube station provides a huge opportunity to increase footfall and visitor numbers. At present we estimate that up to 50% of our golfers come from outside LB Enfield, many of them using the Piccadilly Line for transport. By providing a more diverse set of activities we expect to be able to capture much more tourist business from Central London.

5. Reducing Utility Costs

Soaring utility costs for electricity water and gas have encouraged us to investigate the viability of Green energy and we are currently investigating Solar power, Ground Source Heat Pumps and Wind power as a means of reducing our carbon footprint and our utility costs. We expect that loan funding from the Carbon Trust may be available to help finance these renewable sources of energy. We are also considering applying for consent from the Environment Agency for the drilling of a borehole for the supply of irrigation water.

6. Outsourcing Specialist areas of the business

We presently subcontract management of the food operation, the retail golf shop and the Golf Lessons Academy to different specialist operators who can operate these areas more effectively than us. It is important to have the flexibility and the mind set to do this as there are very real benefits in having additional Stakeholders on site with specialist expertise.

Conclusion

TPGC, in common with most golf courses, is facing considerable challenges in the years ahead. Twigmarket Ltd, the tenant, has developed a plan to navigate the future uncertainties but these plans will require the cooperation of all stakeholders. Without diversification of revenue sources Twigmarket Ltd will be unable to invest in the core business which will continue to deteriorate. However any additional facilities will likely cause controversy as Trent Park is a sensitive location in the Green Belt. But to ensure the financial viability of the golf course changes must be made and we look forward to working with LB Enfield as Landlord and Planning authority to progress these ideas.

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GREEN BELT FORUM - 5.7.2010

**MINUTES OF THE MEETING OF THE GREEN BELT FORUM
HELD ON MONDAY, 5 JULY 2010****COUNCILLORS**

PRESENT Yasemin Brett, Marcus East, Alan Sitkin and Ozzie Uzoanya

ABSENT Tom Waterhouse

OFFICERS: Peter Cook (Interim Manager), Richard Lauder (Head of Projects and Estates Management), Christiana Lee (Outreach Officer) and Ann Redondo (Secretary).

Also Attending: Knight Frank, Adam Davison (Tottenham Hotspurs Representative) and approximately 12 members of the public.

1**ELECTION OF CHAIRMAN**

AGREED that Councillor Sitkin be elected as Chairman and Councillor East be elected as Vice Chairman for the municipal year 2010/11.

2**APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Waterhouse, Robert Oles, Aled Richards and for lateness from Councillor Brett.

3**DECLARATIONS OF INTEREST**

There were no declarations in interest of respect of items on the agenda

4**LAND OWNED BY LBE WITHIN THE GREEN BELT**

Noted the papers attached depicting the land owned by LBE within the Green Belt.

A short discussion followed highlighting:

- In response to Councillor Brett, Peter Cook reported that LBE had not purchased 'new' Green Belt land for at least 3 years.
- As a result of the dissolution of the former Greater London Council (GLC), land that was previously within Hertsmere County Council had been transferred to L.B.E.
- The majority of land owned by L.B.E. was within Chase Ward.

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5

PLANNING ENFORCEMENT ISSUES WITHIN THE GREEN BELT

NOTED

The Chairman advised that Robert Oles had contacted him direct and explained that he would not be able to attend the meeting. Councillor Sitkin invited questions from the attendees, which would be noted and passed on Robert Oles.

- i. Residents' referred to the 'ongoing saga' attached to Guy Lodge Farm. The farm had been subject to many enforcements and ensuing appeals. Annette Dreblow reported that recently there had been a drugs raid on the farm and that cannabis had been discovered being cultivated in a trailer on the land. Peter Cook explained that the farm was on Green Belt land but it was privately owned. Councillor Sitkin said that all the concerns including those that focused on enforcement issues would be reported back and that Robert Oles would be asked to produce a full report for the next meeting.

Action: Secretary / Robert Oles

6

THE STATUTORY FRAMEWORK WITHIN THE GREEN BELT

NOTED

The Chairman advised that Aled Richards, Head of Services, Development Services had submitted the following:

'the Core Strategy will have passed the public inquiry in the near future I will produce a briefing note on both national PPS2 and local Core Strategy policy of developments in the Green Belt which I can present to the Forum at a future meeting'.

7

GREENWAY ROUTES - FOOTPATHS/RIGHTS OF WAY

NOTED the updates submitted by the Traffic and Transportation Service. Councillor East said that he had been informed that at the previous Forum there had been a 'thorough presentation, on Greenway Routes and Footpaths right of way, therefore the paperwork submitted for this meeting was sufficient.

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**8
PLUMRIDGE FARM FOOTPATH**

NOTED

Christina Lee's verbal update, that the Environment Agency had confirmed the footbridge could be installed and funding was awaited from the Enfield Society. It was hoped that the footbridge would be installed before the end of the summer.

**9
MINUTES**

AGREED that the minutes of the meeting held on Tuesday 23 February be confirmed as a correct record subject to the following amendment:

Minute 4 –Proposed Hadley Wood to Enfield Island Greenway

'Councillor Neville recognised residents' concerns – to add –'Councillor Neville categorically confirmed that any cycle route would definitely not cross the Scheduled Ancient Monument at Forty Hall'.

Councillor Sitkin added that he would ask Liam Mulrooney to liaise with Councillor Chris Bond the current Cabinet Lead member for Environment, Streetscene and Parks to seek clarification of the cycle route.

**10
MATTERS ARISING**

NOTED that there were no matters arising.

**11
ANY OTHER BUSINESS**

1. Whitewebbs Golf Course

Annette Dreblow requested a full report on the current situation with Whitewebbs Golf Course and the proposals for the future. She explained that she (and the public) had huge concerns over the future of the golf course and asked that the Forum Members seek assurance from relevant officers that the golf course would remain a much needed facility for all residents.

Councillor Sitkin said that he would pursue the concerns and liaise with officers in Parks and Open Spaces.

Action: Councillor Sitkin

Councillor Brett said that she thought it would be useful to investigate the viability of 'marketing' the 4 golf courses owned by L.B.E. She explained that the Twinning and Tourism Panel were looking at many

GREEN BELT FORUM - 5.7.2010

different approaches to promote Enfield and perhaps this was an opportunity to attract foreign tourists to Enfield and raise revenue. Councillor Brett added that L.B.E. should explore what other London boroughs have done to maximise these sorts of assets. Councillor Sitkin agreed that these were good ideas and would seek advice on whether a presentation on all the issues associated with the golf courses would be a worthwhile exercise.

2. Agricultural Land in Enfield

Councillor Brett asked whether a more detailed report was available on the amount of agricultural land owned by L.B.E.

Peter Cook would report back on this.

Action: Peter Cook

Please see attached paper.

3. Tottenham Hotspurs (Spurs) Academy Site

Several resident' raised concerns over various issues attached to the site which highlighted:

- Use of chemicals – pesticides / herbicides that are not biodegradable
- There are 11 pitches which are 'stripped' once a year which are toxic and difficult to dispose of
- Real dangers to waterways in the vicinity – Turkey Brook – Maidens Brook
- Public health issues must be considered, as well as the threat to wildlife and eco systems
- Resident Jill Simpson said that the Environment Agency needed to be involved in investigations
- Annette Dreblow said that the Environment Agency had been involved during the development, but endorsed the views that they should continue to monitor the situation
- Councillor East said to 'move things forward' Spurs representatives should meet regularly with residents' to discuss' concerns and build relationships
- Adam Davison – (Spurs representative) advised that information letters are sent to residents in the area on a regular basis. Councillor East said that 'face to face' information sharing would be far more productive
- Peter Cook said it should be remembered it is not just the Environment Agency that should be involved, but also the landlord/tenancy and planning strands
- Councillor Brett felt that it would be useful to obtain the original Environmental Impact report that was agreed at the Planning Committee that approved the application
- Jill Simpson said that in her opinion she did not think the original conditions agreed were ever actually implemented

GREEN BELT FORUM - 5.7.2010

- Councillor Uzoanya said that the relevant Council officers should work on a joint report with Spurs to address the concerns raised.
- Councillor East said that he would raise a Members Enquiry on the issues raised
- Peter Cook said that in the past, these sort of issues were channelled via the Ward Councillors

In conclusion, Councillor Sitkin said that it would be useful if Adam Davison could liaise directly with Jill Simpson to discuss her concerns and that a progress report would be pursued for a future meeting of the Forum

4. Green Belt Policy

A resident aired his reservations about the Green Belt Policy within L.B.E. He felt that there were too many inconsistencies in planning decisions. He said that 'huge developments' were often granted, whereas smaller applications were rejected without any 'logic' / 'reason'. The resident quoted the case of a scrap metal merchant being allowed to operate along side farmland which appeared contradictory to Green Belt Policy.

Councillor Brett said she understood some of the concerns and felt that it would be a good idea to explore the possibility of organising a project on analysing L.B.E.'s policy on Green Belt.

Councillor Sitkin added that it would be useful to 'have a tour' of Enfield's Green Belt Land, perhaps at the end of August – beginning September.

Action: Peter Cook / Secretary

5. Joint working with residents', schools and farmers

Jill Simpson suggested it might be a good idea to look at ways of working with farmers, schools and residents to develop plots of land on farmland to produce local produce. Councillor Brett agreed and said that it would be useful to look at proposals to work with schools in cultivating land to reduce 'air miles' with fresh local produce.

Councillor Uzoanya said he was encouraged by such views, but, said that it would be more of a challenge in the east of the borough where Green Belt land was not a major feature in the area.

Action: Peter Cook / Councillor Brett (to look at schemes on how to involve local schools.)

**12
DATES OF FUTURE MEETINGS**

Wednesday 15 September 2010

Wednesday 19 January 2011

GREEN BELT FORUM - 5.7.2010

Wednesday 23 March 2011

Tuesday 10 May 2011

Land owned by LBE within the Green Belt

The Green Belt within the Borough totals 6408 acres (2593 Hectares) of which 4165 acres (65%) is owned by LBE .

The Service responsibility (and Income) splits 3038 acres, managed by Property via Knight Frank; 1127 acres Parks managed by (part Knight Frank in new contract, part Property, part direct - generally the open spaces. In addition Knight Frank, manage 500 acres owned by the London Borough of Enfield, located in Hertfordshire.

All management responsibility is thus in Place Shaping and Enterprise.

The Green Belt Forum was re-established in April 2008 due to cross party backing and is supported by Democratic Services (rather than previously by Property)

The Forum is a cross party group who are consistent in their support of the ownership objectives especially to protect and enhance the open nature of the green belt.

Members expect attendance at all quarterly meetings from Parks, Highways, Planning including Development Control and Enforcement and Property.

Its Terms of Reference agreed at Council on 7th November 2007, noted by the Forum on 3 April 2008 are:

- (i) To comment on the strategic and policy issues affecting the green belt in Enfield, such as government, regional or local policies, and changing patterns of usage.
- (ii) To consider and comment on major developments which are likely to affect the character or appearance of the green belt.
- (iii) To comment on the Council's various enforcement policies which are likely to affect the character or appearance of the green belt.
- (iv) To keep under review the Council's overall management of the green belt in the Borough.

At the Forum meeting of 26 June 2008, after discussion between the Portfolio Holder and AD Property, **the Objectives of Ownership** proposed were agreed namely:

To promote and apply a sound commercial, environmentally sustainable, social and economic ownership ethic by: managing the portfolio in an exemplary manner, applying the principles of good estate management; adopting a commercial approach to the portfolio investment, whilst considering the long term benefits of ownership.

To use the additional rights afforded to a landowner, to those afforded to a planning authority, to protect and enhance the open nature of the green belt and to regulate the behaviour of those who use or occupy the green belt.

To facilitate access to the Green Belt, where appropriate, by the community.

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