

SOUTHGATE GREEN WARD FORUM MINUTES



Tuesday 27th February 2018

Bowes Primary School, Bowes Road, London N11 2HL

COUNCILLORS IN ATTENDANCE

Ward councillors: Cllr Alessandro Georgiou (Chair); Cllr Daniel Anderson (Minutes); Cllr Claire Stewart; and Cllr Dinah Barry - Associate Cabinet Member for Enfield West.

Approximately 35 residents were in attendance.

INTRODUCTIONS

Cllr Georgiou welcomed everyone to the forum and introduced his colleagues and given this was his last meeting as ward councillor for Southgate Green, given the impending local elections, he wanted to thank his ward colleagues and residents for their support. He hoped to continue as a councillor, albeit in Cockfosters Ward.

APOLOGIES FOR ABSENCE

Apologies were received from Alok Agrawal, Felicity Brown, Don Arthur and Paul Mandel.

MINUTES OF THE LAST MEETING

These were accepted as a true record.

MATTERS ARISING

Residents wanted to know what was happening with Broomfield House. Cllr Barry, along with Colin Younger, Chair of the Broomfield House Trust, explained that a bid to the Heritage Lottery Fund is proceeding and is the last chance for any development.

POLICE UPDATE

Sergeant Hassan Shah, together with PC James Curnick and PCSO Anjan Deb provided an update. Burglaries, motor vehicle crime, robbery are down on the last month, but criminal damage is up. The smart water initiative has continued to be rolled out in designated roads with kits given out to households.

ASB associated with the Focus Academy and begging continue to be a problem in the ward. There has also been a problem with drunks and drug-taking at the Grove Road Open Space. Reports also of laughing gas cannisters being found along many

streets and there has been vandalism at Broomfield Park/The Greenery. The police are doing weapons searches across parks in Enfield. Every ward now has 2 PCs and a PCSO, but the police advise that in an emergency residents should call 999, but at all other times 101.

This was Sergeant Shah's last meeting as he leaves his post in April. The forum thanked him for his efforts and wished him well.

RITZ PARADE REGENERATION PROPOSALS

There followed a presentation and discussion on plans for the partial redevelopment of the Ritz Parade by Notting Hill Housing Trust (NHHT).

Danielle Lennon, Planning Manager for NHHT, together with Jonathan Waugh from RPS Planning, and Martin Hughes from Polity attended, as did Neeru Kareer, Planning Consultant from LBE.

Danielle provided an overview of where we are.

Back in 2009 TfL sold the land along the A406 to Notting Hill Housing Trust. Regeneration plans have been in development ever since, i.e. the delivery of 297 new build homes at various sites; £16 million spent on refurbishing 257 homes; the eviction of a large number of squatters with the local police reporting a 50% drop in crime locally as a result; and the major clean-up of derelict properties & rear gardens including hazardous waste & asbestos – costing over £450,000.

At the outset, Notting Hill set out a comprehensive vision for the North Circular Road, which was aimed at meeting the aspirations of Enfield Council's North Circular Area Action Plan, which was adopted 2014 and set a target of 1,400 new homes within the Plan area.

The refurbishment programme, has improved existing residents' homes and also brought vacant and derelict houses back into use. This has transformed the feel of the North Circular Road.

The regeneration of smaller sites and these have now been developed with new housing; The delivery of larger sites and these are close to completion or under construction; Bowes Road/Ritz Parade represents one of the final stages of redevelopment.

Notting Hill are now focusing upon the two sites that could come forward in the next three to four years – 188 and 190-200 Bowes Road. This redevelopment would provide early delivery of some of the Council's key objectives for the Bowes Road district centre.

188 Bowes Road is the former Esso garage site and was acquired by Notting Hill in March 2016.

190 – 200 Bowes Road includes terraced houses and land to the rear which contains some parcels of land which are outside of Notting Hill's ownership. Whilst proposals for the two sites must be planned as a whole, the proposals also need to be considered as two phases, with 188 Bowes Road being the first to come forward as it is completely in the ownership of Notting Hill.

Notting Hill intend to submit a hybrid planning application as follows:

Phase 1 – 188 Bowes Road (detailed proposal)

- 4-storey frontage building with ground floor commercial space
- 7-storey rear building
- 47 new homes of varying sizes
- Raised podium garden between rear and frontage buildings
- 20 car parking spaces will be located at ground floor level beneath the podium garden and a dedicated services bay will be located at the front of the commercial space

At **Phase 1**, around 300 sqm will be provided within the frontage building and the current thinking is that this would accommodate a food store. There would be no parking provided for this as its primary purpose is to serve pedestrians. There would be a dedicated service bay provided at the front of the store to allow deliveries.

Phase 2 – 190-200 Bowes Road (outline proposal)

- 4-storey frontage building with ground floor multi-functional space
- 6-storey bridge building 39 new homes
- Raised deck/terraced garden adjacent to the bridge buildings
- 17 car parking spaces will be located at ground floor level, with some below the raised terrace garden
- Cycle parking provision for 142 bikes would also be provided

At **Phase 2**, at ground floor level a multi-functional space, approximately 150 sqm in size, will be provided and NHHT intend to apply for a mix of uses that would allow the space to be occupied as a community facility, office, shop and restaurant. Previous plans for this unit included a GP surgery; however, following consultation with the NHS and local healthcare providers over the past year it is clear that this site does not meet the location requirements for such a facility. Notting Hill Housing are continuing discussions with the NHS to establish if there is another opportunity to provide such a facility along the North Circular Road.

Residents raised concerns over the lack of supportive infrastructure, such as health centres and clinics, which are already over capacity; schools; and the need for a community café. Also, what about the likely impact of extra traffic on the already congested A406. NHHT said that the developments are based on a high take up of public transport. Neeru referred to the challenges we face as we are beholden to the Mayor of London and the Government for the housing targets that do not consider these wider impacts.

Residents also wanted to know what NHHT will do about the shabby look of the existing parade and requests that the Community Infrastructure Levy be spent in the area and not pooled elsewhere. There is also the use of Section 106 agreements. NHHT are currently constrained by the long-term lease that the Jehovah Witnesses have on the building, which restricts development and will do for many years to come unless they move out.

There was a request that new developments should be excluded from Controlled Parking Zone (CPZ) expansions. Another suggestion was to increase car clubs in the vicinity.

There was also a request for the Pymmes Brook to be opened up to see the green corridor along the A406 and NHHT were supportive. Other suggestions included hedges to help limit the impact of pollution from the A406 and a podium garden on top of the flats.

A gym was suggested, but NHHT argued that any commercial venture needs to be viable. They believed that a food store is more likely.

ANY OTHER BUSINESS

Concerns were raised over the lack of space at the Bowes/Southgate Green School at Broomfield School and that the lease runs out in 2020.

The Broomfield House exhibition: Hidden Treasures is being held at the Dugdale Centre. It is free entry.

The Council's response to the Mayor's proposed Ultra Low Emission Zone (ULEZ) supporting a Greater London boundary, but objecting to the current A406 boundary which will divide the Borough in two, will be submitted tomorrow.

DATE OF NEXT MEETING

To be confirmed.