

FLDRA Chairman's Report 2018

Part 1. Association

Geographic Scope

The Association continues to cover a very large area and number of residents. This is defined by the area from Southgate Circus to Cannon Hill/Aldermans Hill Junction. To the Triangle and all the way to St Johns Church and back up to Southgate Circus. This maps onto 4 Council wards (Southgate Green, Southgate, Winchmore Hill, Palmers Green) and 4 (Ward-based) Safer Neighbourhood (Police and CSO) teams. Suffice it to say we are not able to represent views well or consistently across such a large area, though we try hard to do so.. De Facto, due to membership and committee make up we are currently biased to the Palmers Green end of the area. We welcome views as to whether we should moderate our ambition and cut back to a smaller core. Residents thus excluded would therefore need to form their own association, if they wished. The potential benefit of a smaller remit would be to have more focus on the needs of that area.

Membership

We currently have 460 members.

Annual fee remains £5, We encourage residents to pay, and pay promptly by standing order. And reduce the admin burden placed on our Membership secretary, Donald Arthur.

Committee

The whole committee meets 4 times a year, minimum, as well as running the open meetings. We are currently struggling with filling our officer positions. We had a long period of stability, with officers putting in sterling work over many years in their roles. But currently we lack a Chair, Secretary and Treasurer. A far from ideal situation. But whose resolution is dependent on members committing and stepping forwards. We are running with a revolving co-chairs. The secretary is currently stepping down and their activities being allocated across the committee. The Treasurer ...

Despite the problems on the officer front the committee continues to run the core activities.

The web site is currently being redeveloped and will be up and running again in the near future. Web-master is Richard Mapleton. Communications and notices are handled by Committee member Lia Dover. Distribution of hard copies continues well through the agency of a number of members, whom we than for their contribution

Social Events

We held a Summer Social and in December a Quiz /Auction event. The latter was very well attended and we raised £285 for the "Noah's Ark Children's Hospice.

Area Forums

Committee members – mainly Donald Arthur – regularly attend local consultation bodies – CAPEs and Area Forums. Key Points are included in newsletters. And will be uploaded in future onto the new Website.

FERAA – The Federation of Enfield Residents’ & Allied Associations

Enfield Borough is home to over 330,000 residents of whom many belong to their local residents’ association – such as FLORA. FERAA is the body that represents the associations jointly, so increasing the leverage to achieve results. Committee members continue to attend FERAA meetings and input to helping FERAA form consensus views.

Part 2 Priorities and Issues

Priorities.

Each Year the AGM agrees a number of priority areas that the committee and the association should focus their attention on. This may be directly via the committee or through supporting bodies or individuals taking on a campaigning approach. For 2017 these were:

- Cycle Enfield implementation
- School place shortage.

Priorities for 2018 will be agreed by AGM. Anyone wishing to make these effective by acting as their champion the invited to volunteer.

Cycle Enfield Update

During 2017 there were extensive roadworks along the A105 Green Lanes and at the Triangle to create the cycle lanes and amend the road layout which has caused a lot of disruption for residents in our area. Apart from the Bourne Hill/Hedge Lane junction most of the major work has been finished but FLORA has concerns that several parts of the scheme in Palmers Green have not been completed:

- **The Triangle** –there are no benches and the notice/interpretation board giving the history of the area has not been installed.
- **Bus-stop stand and shelter** for northbound 329 and W6 in Palmers Green. The combined bus-stop (which replaces the bus stop at the Fox PH and the stop further south) outside the My-time coffee shop has only a temporary stand and no shelter despite being used by more people.

There are a range of views about the resultant cycle lanes and it remains to be seen how the traffic will settle down. However, pedestrians have reported a lack of crossing points since all the refuges in the middle of the road have gone and there is confusion amongst bus passengers about where they can wait on the pavement and who has priority on cycle lanes when passengers board or alight from buses. Car drivers have reported that the narrowing of the road to just one lane in each direction has caused congestion at junctions and delays at bus-stops. Several businesses in Palmers Green town centre have reported a downturn in trade and have approached Enfield for compensation during the roadworks.

Owing to the range of resident opinions held on the cycle scheme the committee often finds it difficult to present one view representing residents to the Council. Though we understand that changes may be difficult to enact as TfL are reducing funding of the scheme. Nevertheless we encourage residents to continue to make their views known to the Council individually as it is clear that the scheme cannot be regarded as a success – if only judged by the number of cycle users. So that potential amendments can be prioritised

Quieter Neighbourhoods

In November residents were sent a map and proposals for the Fox Lane Area Quieter Neighbourhood produced by Cycle Enfield. FLDRAs sent out a letter to residents encouraging everyone to respond and pointing out some concerns. While the committee was in favour of creating a 20mph zone throughout the area there was concern that this did not apply to Aldermans Hill where traffic often exceeds the 30mph speed limit. Moreover the committee considered that backing a 20 mph zone did not necessarily translate into approval of the means proposed to bring this about. The impact of speed humps, planters at the entrance to residential roads, continuous pavements, road narrowing and the W9 bus route were areas highlighted by FLDRAs.

In response to a letter sent to Daniel Anderson, the Cabinet member responsible for the Environment, FLDRAs has been told that he will look at the report produced by the Cycle Enfield QN team and produce a final report which will go forward for approval by the full council. A copy of the report will be given to FLDRAs and made available to members. He has confirmed that he expects the report to be largely based on the views of those who actually live in the area. Detailed individual (though anonymous) submissions are available as a result of a resident's request to the council. Suffice it to say that there is a range of opinion for and against – though in relation to different elements and roads included in the proposed scheme.

Friends of Broomfield Park

It has been a successful year for the Friends with both the Conservatory and the Orchard obtaining gold awards from Enfield in Bloom. A programme of events held on Sunday afternoons in these areas attracted many visitors throughout the Spring and Summer. The apiary in the Orchard managed to produce over 70 pounds of honey last year from just one beehive as the two other beehives were lost (one through a notifiable disease and the other because the bee colony didn't survive) but two new beehives now have healthy colonies of bees.

In August the popular Blues concerts were held on Sunday afternoons in the bandstand and were well attended. In early September the annual Palmers Green Festival attracted many visitors despite cold weather on the day. Also in September there was an outdoor screening of Jurassic Park on the Bowling Green by Talkies in association with the Friends.

The Remembrance Garden was awarded a grant of over £60,000 from the War Memorial Trust for restoration and repairs to its structure. Most of the work has now been completed and the new features include three stained glass windows based on the original designs and

a replica bowl and fountain for the pond. The fountain was turned on for the annual Remembrance Service in November at which pupils from local schools took part with poems and songs and there were speeches from the new MP for Southgate and the Deputy Mayor of Enfield.

There is a proposal for a new wetland area in the south of the park to alleviate flooding and encourage biodiversity by creating a new habitat area. Consultation events held in the summer showed that park users welcomed this proposal and it will now go forward to the planning stage.

Planning

On behalf of our members, the committee scrutinises new planning applications which relate to our area. These are forwarded to us on a weekly basis by the Council, together with all new appeals where planning permission has not been granted. These applications and appeals are then posted, either by email or on the website and members have the opportunity to respond. This can be done by writing directly to the named planning officer at the Council or by contacting the committee.

Wherever necessary, and often in response to members directly concerned with the submitted plans, we write letters of support or objection to plans and submit these to the relevant named planning officers in the Civic Centre.

We pay particular attention to the following:

- over large developments
- changes from single to multiple households
- developments close to busy junctions
- developments having a detrimental effect upon neighbouring property
- developments detrimental to the area as a whole
- developments out of context with the surrounding area - particularly inside the two conservation areas within our boundary - Lakes Conservation and Meadway
- developments outwit our area but where FERAA (Federation of Enfield Residents' Associations) are considering objecting or where it is felt that the development is detrimental e.g. building on the green belt

In addition to the Fox Public House objection reported in another section, here are some other planning objections we have submitted this year:

Ref: 16/05500/HOU Part single, part 2-storey side extension with pitched roof over, installation of bay windows, rear dormer with roof lights to front and alterations to fenestration. 116 Selborne Road, London N14 7DG. January 2017

A letter of objection was written by FLDRA on the request of a member and planning permission was refused.

Ref: 16/04722/FUL Construction of 3rd floor to provide 3 self contained flats involving 2 x 2 bed and 1 x 1 bed with associated car parking, cycle parking, landscaping and amenity space involving balustrades. Cambrai Court 130 Aldermans Hill London N13 4QH. January 2017

A letter of objection was written by FLDRA on the request of a member and planning permission was refused in March 2017.

Ref: 17/03311/FUL 106A Fox Lane London N13 4AX. Redevelopment of the site and erection of 2-storey block of 5 x self-contained flats, comprising (2 x 1-bed, 2 x 2-bed & 1 x 3 bed) with rooms in roof together with private amenity space and cycle parking.

A letter of objection was written by FLDRA in September 2017. The application was refused in November 2017.

Ref: 17/02516/FUL Retrospective. 31c Derwent Road London N13 4PY Outbuilding at rear. September 2017

Granted with conditions November 2017

REF: 17/05122/HOU Rear dormer. 29 Bourne Avenue London N14 6PA. December 2017

A letter of objection was written by FLDRA in support of the objection to the above application submitted by Meadway Conservation Study Group. Bourne Avenue is within our association.

Awaiting decision

Ref:17/03712/FUL 32 Fox Lane Alterations and reconfiguration of existing block of flats to form 5 self-contained flats, comprising 2 x 3-bed and 3 x 1-bed.

A letter of objection was written by FLDRA in September 2017. The planning application was refused.

Redevelopment of the Fox Public House

In July there was an exhibition of the proposed redevelopment of the Fox Pub in the function room of the pub. This showed that the original pub façade would be retained but the inside of the building would be redesigned with a smaller pub footprint, a flexible space which could be used for functions and a retail space. The car park would be developed as a residential unit which would be four storeys high and contain 44 flats with limited parking on the ground floor.

FLDRA welcomed the refurbishment of the pub as a 'high quality, food led' pub which would be family friendly but has serious concerns about the size of the flexible function space which is too small to hold Talkies screenings or music clubs. The Fox Pub has been designated as an 'Asset of Community Value' and its function room needs to be suitable for

such groups. Also, there was no provision for a pub garden which would have attracted families with children.

The design of the new modern building over the car park was seen as too intrusive on Fox Lane. It would dominate the restored pub facade especially as the building line is directly on to the pavement and the boxy design with windows covering two storeys and jutting out from the roof is unsympathetic to the character of the houses in Fox Lane. None of the flats proposed were classified as 'affordable' housing so will not meet the housing need in the local area.

The proposals and objections have been put forward to the planning committee but no further information is currently available.

Broomfield House

The Broomfield House Partnership Board has continued to examine ways of funding the restoration and rebuilding of Broomfield House and stable yard. Discussions have recently centred on producing a Planning Statement intended to form the basis of an approach to the market seeking fresh ideas from a commercial partner. This could be issued in late February or early March. The Broomfield House Trust and Broomfield Park members of the Board will continue to press for a solution which maximises public/community access and use.

The Lanscroon Murals. The Trust has sufficient funds to cover a trial restoration of the Minerva section of the Lanscroon murals, formally a treasured part of the house, and is discussing ways of arranging its exhibition at the Dugdale Centre later this year. Our central aim is to provide information on the costs and technical aspects of a more major restoration and installation in a rebuilt Broomfield House main hall. Should reinstatement not prove possible, then the Minerva section will serve as a reminder of what has been lost. For more information see our Facebook page "Broomfield House and the Lanscroon Murals".

Part 3. Financial

Owing to the need to handover Treasurer Responsibilities we are unable to provide an agreed set of accounts. However the current bank balance stands at £2200.