

**Green Lanes Strategy Group**  
**minutes, 25 September 2012**

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## GREEN LANES STRATEGY GROUP

25<sup>th</sup> September 2012

## ATTENDING:

Cllr Nilgun Canver (Chair) (NC)  
 Cllr Zena Brabazon (ZB)  
 Rob Chau- GL Traders Assocn (RC)  
 Andy Newman- GRA (AN)  
 Sue Green (SG)

Cllr Karen Alexander (KA)  
 John Forde (LBH) (JF)  
 Cllr David Schmitz (DS)  
 Geoff Amabilino – WPRA (GA)  
 Shefik Mehmet - GL Traders Assocn (SM)

Phil Bell (Motion Transport Planning) (PB)  
 Paul Dimoldenberg (Quattro PR) (PD)

Shaun Reed (LaSalle Investment Mgt) (SR)  
 Paula Stratford (Blue Sky Planning) (PS)

ITEM NBR.	ITEM	ACTION
1.	<p><b>Apologies</b></p> <p>Apologies were noted from: Ian Sygrave, Tony Chapman and Emma Davies</p> <p>Most members did not have copies of the previous minutes, and it was agreed that they would be checked at the next meeting.</p>	All
2.	<p><b><u>Arena Development</u></b></p> <p>KA said that she had a conflict of interest on this item due to contacts with LaSalle Investment Management. She left the meeting for this item.</p> <p>Before the presentation on the development, ZB commented on the strong local feeling against the closure of the sorting office. The issue had been raised at the Area Forum as it appeared that it might be moved to Tufnell Park which would be very inconvenient for residents. NC said that her information was that the Royal Mail's lease had been expiring, and that in their words 'the landlord had chucked them out'. DS asked whether the lease was protected, and was informed by (SR?) that it was not.</p> <p>ZB and DS said that as they were LBH Planning Committee members, they could only listen to the presentation and not comment on the planning aspects.</p> <p>SR started the presentation by noting that the retail park had originally been built around the sorting office. Royal Mail had asked to continue the lease at a reduced rate and the landlord had declined. The landlord's view was that the remainder of the site was retail and that it was more economic to rent to retail. The planning application would be for a change of use from sui generis to A1 non-food retail and for proposed changes to the front elevation (to make it blend with the existing retail units) and to the rear yard (to facilitate deliveries and increase staff car parking).</p> <p>PS gave a rundown of the intentions behind the changes to the frontage and passed round two boards depicting the proposed designs. In response to a question, she said that there was no tenant at that time, but that interest had been shown by quality retailers. She said that there was the possibility of creating up to 60 local jobs in the Green Lanes district centre. She added that the proposals</p>	

	<p>were in line with LBH planning policy for the district centre.</p> <p>PB spoke about the possible traffic impact of the changes. He said that they were acutely aware of the traffic levels in the area. Their modelling suggested that the change of use was likely to cause less than 30 extra vehicle movements/hr at peak times, equivalent to a 5% increase. He understood that LBH and TFL were looking at relocation of the bus stop, as the effect of the bus stop was to restrict traffic flow leaving the park southbound. There was a proposal to widen Williamson Road so that the two lane section was extended; this would help the flow out of the retail park especially to the north. In response to a question from NC, SR stated that there was no intention to change the level of traffic management staffing. SG - against the bus stop being moved, as it would discourage people from travelling to the Arena by bus. AN - there had in the past been a proposal for LBH to take land from the retail parking area so that a bus lay-by could be created. PB/SR were not aware of this, and commented that TFL were not keen on lay-bys as the buses had to re-enter the traffic flow. There would also be a loss of parking spaces. SM – traffic on GL was very bad, made worse by closing off the Gardens. SG – would there be any new parking provision (timewise, to encourage people to visit shops off the estate)? PB replied that the current free parking allocation of 2hrs was already very generous given a general dwell time of ~30mins.</p> <p>SM said that in the past the retail park management had been involved with the local traders, and that he would like to see increased involvement and liaison by the new Arena management with the local community. ZB said that the changes should be linked to the wider GL improvements, working together to make GL look better. SR said that although he was not responsible for the Arena, he supported the idea and would take it back. SM asked whether an Xmas tree could be provided on the corner opposite McDonalds – SR agreed to investigate.</p> <p>RC asked whether there were any plans to improve the Homebase fascia; AN/NC suggested the idea of greening the wall to provide linkage with Finsbury Park etc. SR agreed to look into the possibility.</p> <p>PB, SR, PS and PD were thanked for taking the time to come along. They left the meeting.</p> <p>KA rejoined the meeting; DS left the meeting with apologies</p>	
<p>3.</p>	<p><b><u>Enforcement Update (Neighbourhood Action Team)</u></b></p> <p>JF said that following Phase 2 of the new bin roll-out, he was doing a lot of work with Veolia identifying properties where there were problems with the new arrangements. He had completed the surveys of two Ladder roads out of the five allocated to him. About 50% of properties did not have any issues; the majority of the others either needed smaller bins so that they fitted in the front gardens or required education of the residents.</p> <p>In response to a question from SG, JF said that the Gardens would be tackled later. It was pointed out that Phase 3 of the roll-out was due to start on 22 October, and that this would probably delay the property audit. AN commented that there was still a lack of knowledge about the availability of the smaller bins, and that some residents had had problems getting them. It was important that this lesson was learnt for Phase 3.</p> <p>JF reported that the recycling bins from the front of the Salisbury had remained at their new location to the side, and that Veolia were happy with the new arrangement. On that basis the landlord of the Salisbury was looking at obtaining</p>	

	<p>a licence to put tables and chairs on the pavement. This was thought to be a good idea. Nilgun commented that on a recent trip she had seen recycling bins camouflaged using wooden fences and planters, and thought that we might consider this for the future. JF was asked to check that the relocated recycling bins were being emptied regularly, as it was thought that they were being missed now that they were not actually on Green Lanes.</p>	JF
4.	<p><b><u>Pop-Up Shop</u></b></p> <p>We had been advised that the preferred location at 11 Salisbury Parade did not qualify for small business rates, however we could apply for discretionary rates relief. This would reduce the bill of approx. £3400 to £500 over a 3 month period. RC noted that this would be cheaper than using Paul Simon. AGREED to go ahead with this. RC to liaise with Mark Smith on the rates relief.</p> <p>NC said that there were funds from the Mary Portas grants available of about £10K per district centre. RC to speak to Nick and Mike about applying for these funds.</p>	RC  RC
5.	<p><b><u>Flower boxes on Green Lanes</u></b></p> <p>These are now all looking very rough as there was no money to maintain them after Neighbourhood Management closed, and that if they were not being maintained they should be removed. 8 would be needed if they were to be replaced. SG noted that their locations might disappear during the OLF2 street de-cluttering exercise. NC suggested that with the OLF2 it might be possible to get planters for those shops not benefitting from the improvement grants. AN thought that the downfall of that would be a lack of maintenance. There was some support for the idea that businesses would have an incentive to help maintain the planters outside their shops, and that perhaps co-ordinated maintenance could be arranged.</p>	
6.	<p><b><u>Xmas Lights</u></b></p> <p>NC reported that the lights from last year would be re-used, and would be erected by LBH in due course.</p>	
7.	<p><b><u>Any Other Business</u></b></p> <ul style="list-style-type: none"> <li>• On 4 October @ 13.00, the Borough Commander and 4 Senior officers would be available at Café Lemon on Green Lanes to talk to traders and residents. RC/SM to arrange to meet them.</li> <li>• NC had not received any response concerning the revenue from the bridge banners, and undertook to follow this up.</li> <li>• NC expressed thanks to ZB, SM and RC for their help with the successful visit by the Dutch delegation.</li> <li>• There had also been a visit from the Economic Committee of the GLA, and SM commented that this visit had also been a success</li> <li>• ZB said that the Council should stand up against the planning proposals being put forward by central Government as they would be a disaster. We should be tightening the planning rules, not relaxing them, and she urged everyone to oppose them. She agreed to put out to the group an email she had written so that resident groups could use it.</li> <li>• AN reminded the group of GRA's community event on 29 September when they would be turfing Doncaster Gardens.</li> <li>• GA raised an idea circulating on Haringay Online for traffic calming and</li> </ul>	RC/SM  NC       ZB

	<p>street scene works at the junction of Green Lanes with St Ann's Road. It was agreed that he would raise the idea again at the next meeting, which would be with East.</p> <ul style="list-style-type: none"><li>• NC thanked GA for taking the minutes.</li></ul>	GA
<b>8. <u>Date of Next Meeting</u></b>	Thursday 11 October, 19.00 at the Civic Centre	ALL