

Broomfield

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Latest News

North Circular Area Action Plan (NCAAP) Examination

The NCAAP is plodding its way towards adoption by Enfield Council. The process has included an Examination of the Plan by a Planning Inspector appointed by the Secretary of State. This took place at the Civic Centre in December 2013 and was ostensibly a public event. Participants from the "public" comprised just two BHORA representatives and a couple of residents who had made extensive comments on the Plan at earlier stages. Also at the Examination were London Borough of Enfield (LBE) planning and education officers.

The Inspector, Patrick Whitehead, admitted that under the Coalition's new National Planning Policy Framework (NPPF), his powers were pretty limited but his task was to test whether the Plan is "sound" - in particular (a) had LBE had fulfilled its "duty to cooperate" (with other relevant bodies such as adjacent boroughs and Transport for London) and (b) does the Plan meet the

test of "sustainability." The latter issue is critical, since the NPPF effectively obliges planning authorities to act on a presumption in favour of "sustainable development."

The "public" presented its analysis of the Plan's weaknesses: it envisages high density housing with few certainties about appropriate infrastructure (e.g. school places and employment opportunities) to sustain an increased population, alongside continuing problems arising from the "improved" North Circular Road (NCR) such as poor air quality. The Council officers drew attention to the NCAAP's compatibility with the London Plan and to the current problems in planning for future demand for school places. The Inspector had already raised a question about education policy. BHORA also drew attention to LBE's indifference to local opinion and the planning committee's readiness to approve planning applications by Notting Hill Housing Trust long before the NCAAP gets the nod. The Inspec-

Lesson Learnt: For any development that is muted, someone must raise an objection, then we will be given notice of the hearing.



tor himself remarked on the Council's "vulnerability to pressures from the development industry" in its pursuit of housing targets.

The Inspector invited further written comments from participants, focusing on the policies on which the Plan is based (printed in **bold type** in the Plan). BHORA and the residents sent in lengthy comments in January. These pinpoint (again) the lack of sustainability that characterises much of the Plan. The Inspector's report (which will also address the Ladderswood redevelopment) will emerge at the end of March pronouncing the Plan to be either "sound" or not. Any modifications that LBE wishes to introduce have to be with the Inspector before his report is finalised.

Planning Objections



Currently the process for Planning is that the Planning Report is distributed to the public 7 days before the Planning Committee meeting takes place. This meeting is where the planning application is voted in or out. The amount of notice is OK for the domestic planning application, for example, a loft conversion. However, for a development of this scale, the largest in 50 years, the Planning Report for sites 11 and 14 (that is Site 11: corner of Bowes Road and Wilmer Way, by the rollercoaster bridge. Site 14: the other side of the bridge of the corner of Bowes Road and Telford Road) was not available

online until 4 working days before the Planning Committee Meeting.

This document was an enormous 110 pages long. We couldn't possibly have read it and formulated our objection (or even got Freedom of Information questions answered as the council have upto 20 days to answer those). Therefore we asked the chief Executive Rob Leake if he could delay the Planning Committee Meeting. A discussion took place between Rob Leake and Henry Lamptrecht (Southgate Green Ward Councillor), where they agreed that it was fair to delay the meeting in order to help us. However, the Chief Executive asked the Planning Committee Chairman Andreas Constantinides for permission to delay and it was flatly refused. So the meeting went ahead we, the residents were not able to defend ourselves in an informed manner and of course the planning was voted through by a majority of.

We then wrote a letter of complaint to the Chief Executive about the following:

1. Why was the notice so short (3 working days)?
2. Why was key documentation so late?
3. Why couldn't we have had the Hearing postponed so that residents could have construct a proper case?
4. Why, given the importance of the cases do the public have only 2.5 minutes each to speak?

Our conclusions are:

1. There was a dereliction of duty by the Officers.
2. The notice period of 3 working days was ridiculous given that this is the biggest development in our area in over 50 years, a development that will transform the whole area.
3. Any decision will be widely held as undemocratic if the residents are not given time to prepare a proper case
4. No decisions should be taken on these applications at this date because the final consultation on the North Circular Area Action Plan is currently on-going and does not conclude until May 29th.

This issue is still in progress.

Support for those on Tax Credits

Resident Maria Savva from Focus Training held a meeting with Councillor Del Goddard, Cabinet member for Regeneration regarding supporting people on tax credits/low income support through training, on 22nd January. It was agreed that we have a gap in the market for this

training as people on low incomes/tax credits are finding it increasingly difficult to progress in the workforce. Post local elections, as part of the ward funds, the new incumbent councillors will receive funds to be spent on their individual wards, Del will liaise with the Cabinet Member

for leisure and regeneration Bambos Charalambos, to ensure funds can be utilised in this manner, as there are no other sources of funding to support underprivileged families in Enfield at present.

Ramped up costs—Traffic calming so good we did it twice!

Bowes Ward residents feel that all Enfield residents deserve to know about the shambles surrounding the traffic calming installed in Bowes Ward (all figures from below have been provided via freedom of information requests). As part of the A406 upgrade, £4m was earmarked for Enfield and Haringey council by TFL to reduce rat running. The lion's share of this appears to have ended up being spent by Haringey, hence their neat brick speed tables, this is despite the fact that more of Enfield is boarded by, and subsequently most affected by the A406 upgraded section. Approximately £600,000 of the money awarded was spent by Enfield to install traffic calming measures in Bowes Ward, which includes Warwick and surrounding roads.

The scheme was planned by Enfield

Highways Dept and the work carried out by their contractor. Despite the planning being within the remit of highways, Enfield kept £32,000 of the budget as a consultation fee.

£542,700 was paid to the council contractor to carry out the works, this included 52 rows of 3 speed cushions at £2,000 per row (10 rows in prefabricated rubber, and the other 42 in asphalt).

Last year, the same Enfield contractor, resurfaced York and Lower Maidstone Road resulting in approximately 10 rows of asphalt cushions being ripped up and then reinstated in rubber. Therefore at least £20,000 wasted (if they had put prefabricated rubber down originally they could have just been reinstated after resurfacing).

The year has started with more waste as many rows of asphalt cushions

have been removed from Warwick Road only to be replaced with rubber ones. In addition, the only two speed tables in the whole scheme have been removed. The changes to Warwick Road are a result of residents being understandably unhappy with traffic noise of vehicles going over the humps as so badly marked and designed. The current works on Warwick Road are being funded by a raid on the area community fund. Had the work been done right originally, this money could have been used on something else in the community. The scheme was clearly ill conceived and badly executed from the start, with little regard for taxpayer money. One can only hope this isn't being repeated across the borough!



The Ritz: an Art Deco treasure in Enfield

Any Bowes resident wishing to see the latest film from the 1930s to the 1970s would undoubtedly have gone to The Ritz at 174 Bowes Road. Owned by the ABC chain of cinemas and designed by Major W.J. King, the architect of a number of cinemas for the company in North London, The Ritz opened on 21 December 1933. Going to the movies at The Ritz would have been quite an occasion with supper in the cinema's restaurant followed by showings of such films as *The Narrow Corner* starring Douglas Fairbanks Jr or *His Private Secretary* starring John Wayne.

The cinema itself is eye catching and forms a central pavilion flanked on either side by a range of buildings intended to accommodate shops with

flats above them. The cinema is in the Art Deco style which originated in France and was popular in the 1920s and 1930s. As the building shows, Art Deco was characterised by bold patterns and bright colours. However, this is Art Deco with a difference, a difference which appears in the Moorish touches to the tops of the windows which pierce the façade just below the architrave.

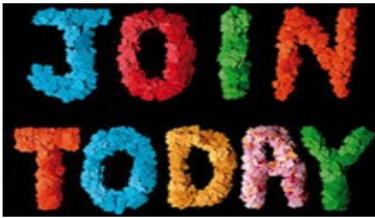
Closed on 16 February 1974 and no longer a cinema, the building is now used as an assembly hall by the Jehovah's Witnesses. It has been well-preserved by the church so that the interior has been restored to something very close to its original condition. The Ritz remains part of the street scene and a landmark on the



A406 just as it was for a motorist navigating his Standard Flying 10 around the North Circular Road in the late 1930s.

For more photos, go to: <http://www.flickr.com/photos/oldcinemaphotos/sets/72157603166353017/>

Membership



We hope you agree that the committee of three that you elected in June have been active in the pursuit of members' interests. Your committee now is now up to six with co-options, which has been a great help.

During the same period our paid-up

I would like to become a member of BHORA

BHORA is a non political and non commercial organisation working for all residents in the area spanning from (south to north) the Haringey boundary at Bounds Green up to Broomfield Park, and from (east to west) Green Lanes over towards Arnos Grove. We engage with other local groups, police and elected representatives dealing with local issues in your area. We rely on yearly membership subscriptions to cover our basic running costs.



membership has doubled, but this was from a low starting point.

We need more members and it would help if everyone could recruit neighbours to the cause.

The more we are the greater our voice. And judging by the negative response we had over the housing proposals for the area along the North Circular Road we need a louder voice so that Enfield Council will

listen to our concerns and act on them.

We also need a few more people with local knowledge on the committee, so, please come on board if you can spare us a little of your time. In this regard we really do need a Secretary, a vital post that we have been unable to fill: An experienced volunteer would assist our mission greatly.

Having a significant number of paid members gives us a stronger voice when dealing with local issues.

Please support your association and become a member.

£3 household membership

£1 senior individual membership

Please make cheques payable to 'Broomfield Home-Owners and Residents Association'. Post to: BHORA, c/o Mr D. Honnor, 1 Elmwood Ave, London N13 4HG or pay online at www.bhora.org go to 'About Us' and click on 'Membership'

Name: _____

Address: _____

Phone No: _____ Email: _____