

Decisions of the Hendon Area Committee

17 September 2019

Members Present:-

Councillor Val Duschinsky (Chairman)

Councillor Saira Don (Vice-Chairman)

Councillor Sarah Wardle

Councillor Nagus Narenthira

Councillor Nizza Fluss

Councillor Ammar Naqvi

Councillor Laithe Jajeh

Apologies for Absence

Councillor Elliot Simberg

1. MINUTES OF THE PREVIOUS MEETING

It was **RESOLVED** that subject to the below corrections, the minutes of the previous meeting of the Hendon Area Committee on 26th June be agreed as a correct record.

Corrections:

- Agenda item 10 paragraph 1 should read 'turning from Bell Lane into Green Lane' and 'outside the entrance to number 100 Bell Lane' in place of Bell Lane Primary School.

2. ABSENCE OF MEMBERS (IF ANY)

Councillor Simberg sent his apologies and was substituted by Councillor Jajeh.

3. DECLARATIONS OF MEMBERS DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

None.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC COMMENTS AND QUESTIONS (IF ANY)

None.

6. MATTERS REFERRED FROM THE HENDON AREA RESIDENTS FORUM (IF ANY)

Petition – The Laundry at the top of John's Avenue

Councillor Fluss introduced the petition relating to the anti-social behaviour and obstruction of the highway being experienced by residents at John's Avenue. Councillor

Fluss informed Members that the situation had been ongoing since October 2018 and that residents were finding the disturbances unbearable. Councillor Fluss was concerned about the attitude of the owners towards the residents, she described an incident where a resident had been unable to pass by unloading lorries and felt their complaints to the drivers and staff had been belittled.

Councillor Fluss was also concerned about the potential material change of the use of the premises and had been confused by the response of the planning officer. She explained that enforcement had not taken place, leading to vans and cages now being parked on the pavements, blocking the road. Councillor Fluss expressed concerns that the highways proposals being put forward were not appropriate and that ticketing and enforcement needed to take place as soon as possible, as well as an urgent clean-up of the street.

The lead petitioner, Mr Harris, also addressed the Committee. He explained that the noise and disturbances from the Laundry were being experienced throughout the day, night and weekends. He said that staff and management work on the street, with continuous vans and lorries moving in and out of the street, causing significant noise, disturbance and mess. Mr Harris also said 6-foot-high laundry cages were being left on the streets, which were hazardous to pedestrians and felt the Council had done nothing to address the issue.

Mr Harris said no PCN tickets had been issued to vehicles and no enforcement, despite the road being blocked by vehicles parking in the road and emergency vehicles being unable to gain access.

Mr Harris explained that he had met with senior officers of the Council, who had agreed to consider the matter urgently via issuing a community protection order, however he felt no sufficient action had yet been taken and that the Council had failed to assist the residents.

The Head of Parking and Infrastructure updated the Committee on the actions that had been taken to address the issues so far. He informed the Committee that a multi-agency meeting had taken place on the 29th August, with officers from a range of departments including governance, planning, parking, traffic highways and community safety. He said that both the lawfulness of the operation and the consequence of the current activities on residents had been discussed and considered. He said that in terms of the planning issues raised, there did not appear to be any planning misuse issue and therefore the business had a right to operate in this location. However, the disruption being caused to residents and the management of traffic needed to be vetted by the Council.

The Head of Parking and Infrastructure informed members that highways proposals were being put forward to help alleviate the disturbances being experienced on John's Avenue. He stressed that the Council would be taking a measured approach to the issues to meet the needs of both the owner and the residents. All actions proposed would be taken in consultation with Ward Councillors.

Following discussion of the item, the Chairman moved to vote on the three options the Area Committee could consider under its constitutional powers when determining petitions:

The Chairman proposed to refer the matter to a Chief Officer to respond to the Lead Petitioner within 20 working days.

Votes on the proposed action were recorded as follows:

For	6
Against	0
Abstain	1

RESOLVED that the matter be referred to a Chief Officer to respond to the Lead Petitioner within 20 working days.

7. MEMBER'S ITEMS - APPLICATION FOR COMMUNITY INFRASTRUCTURE LEVY (CIL) FUNDING

1) Councillor Alex Prager - Installation of a Zebra crossing on Finchley Lane A504

Councillor Jajeh introduced Councillor Prager's Members CIL item on his behalf. He asked that a feasibility study be carried out to investigate whether installation of a Zebra Crossing in the area was feasible. Officers suggested that a site meeting with Ward councillors be carried out before agreeing to undertake a study and that the item be deferred to the next Hendon Area Committee meeting.

RESOLVED that the Committee unanimously agreed to defer the item to the next Hendon Area Committee meeting, following a site meeting between Highways Officers and Ward Members.

2) Councillor Sarah Wardle – Vehicle Activate Signs (VAS) on Hillside Gardens to tackle the speeding issues.

Councillor Wardle introduced her Members CIL item requesting funding for a speed survey to be undertaken in Hillside Gardens to investigate whether VAS was required.

Votes on the request for £2,000 of CIL funding to be used for a speed survey in Hillside Gardens were recorded as follows:

For	6
Against	1
Abstain	0

RESOLVED that the Committee agreed to allocate £2,000 of CIL funding for a speed survey in Hillside Gardens.

3) Councillor Elliott Simberg - Traffic Improvements at the Junction of Farm Road and West Way Ha8.

Councillor Jajeh introduced Councillor Simberg's CIL item on his behalf, which requested funding for traffic improvements at the junction of Farm Road and West Way. Signage, road markings and double yellow lines were requested to improve the traffic issues.

RESOLVED that the Committee unanimously agreed to allocate £500 of CIL funding for signage and road markings. The Committee also agreed to batch the

funding for the yellow lines with the remainder of double yellow lines requested by members at this meeting for a cost of £5,000.

4) Councillor Laithe Jajeh – Stakes placed on grass verges around the area of Limes Avenue and Beech Walk, NW7

Councillor Jajeh introduced his members items, which requested stakes be placed on the grass verges on Hale Lane between Limes Avenue and Beech Walk, NW7. Councillor Jajeh said that alternative options had been discussed and considered, however stakes were identified as the most appropriate solution.

Officers noted that there could potentially be issues surrounding maintenance of the stakes, however the ones currently in place had not frequently been damaged. The locations of the stakes would be agreed with residents and Ward Councillors. Officers informed members the cost would be £50 per stake and that a maximum of 10 stakes would be required.

RESOLVED that the Committee unanimously agreed to allocate £500 of CIL funding for a maximum of 10 stakes at a cost of £50 per stake.

5) Councillor Lachhya Gurung - Benches for the top of Farm Road and Hale Lane HA8

Councillor Jajeh introduced Councillor Gurung's CIL item on his behalf, which requested two benches to be placed at the top of Farm Road and Hale Lane at a cost of £816 per bench.

Officers suggested members allocated funding for the installation of one bench first and then monitor the use of this bench. If use of the bench was high, the committee could then allocate funding for another bench at a future committee meeting.

Members agreed that allocating funding for one bench initially was a sensible approach.

Votes on the request for £816 of CIL funding to be used for the installation of one bench at the top of Farm Road and Hale Lane, were recorded as follows:

For	5
Against	0
Abstain	2

RESOLVED that the Committee agreed to approve to allocate £816 of CIL funding for a bench at the top of Farm Road and Hale Lane.

6) Councillor Sara Conway – Loading bays on Watling Avenue.

Officers suggested that the item be deferred to a future meeting to allow a site visit with Councillor Conway to take place and to investigate if it is possible to install loading bays in the area.

Ward Councillors supported the request and felt the loading bays would make the area safer for young people walking along Watling Avenue.

Following discussions, members suggested that the £3,500 be allocated for loading bays, subject to officers investigating whether installation of loading bays were possible at the site.

RESOLVED that the Committee unanimously agreed to allocate £3,500 of CIL funding for the installation of a loading bay at Waiting Avenue, subject to officers investigating the feasibility of the location.

7) Councillor Val Duschisnky – Double yellow lines at Burtonhole Lane, Mill Hill.

The Chairman requested double yellow lines be implemented at Burtonhole Lane, Mill Hill, because of the difficulties caused by the nearby redevelopment at Ridegway View.

Officers suggested all the requests for double yellow lines be batch funded together for a cost of £5,000.

RESOLVED that the Committee unanimously agreed to allocate CIL funding for the implementation of double yellow lines on Burtonhole Lane. The Committee agreed to batch the funding for the yellow lines with the remainder of double yellow lines requested by members at this meeting for a cost of £5,000.

8) Councillor Helene Richman – Double yellow lines on Layfield Crescent.

Councillor Richman's members item requested the implementation of double yellow lines on both sides of the carriageway on Layfield Crescent from where it meets Layfield Road up to the semicircle in the road at numbers 7 and 6. Vehicles are currently being parked on the single yellow lines, blocking access to larger vehicles and blocking access to Layfield Crescent for emergency services.

RESOLVED that the Committee unanimously agreed to allocate CIL funding for the implementation of double yellow lines on Layfield Crescent. The Committee agreed to batch the funding for the yellow lines with the remainder of double yellow lines requested by members at this meeting for a cost of £5,000.

Other items:

The Chairman requested an update on Councillor Narenthira's members item, which was removed from the agenda as alternative funding has been provided via s106. The members item requested funding for a bay in front of Orion School on Grahame Park Way, to assist parents dropping off their children, without causing traffic issues. Officers advised that the traffic issue could be managed via the implementation of a single yellow line. Officers would also investigate an appropriate area for the coach bay and the zebra crossing.

8. ELLESMERE AVENUE COMMITTEE REPORT

Officers introduced the report, which provided details on the findings of the parking survey undertaken in Ellesmere Avenue and neighbouring roads, which the Committee requested be reported back.

Officers informed the Committee that the recommendations, resulting from the parking survey, were for 'at any time' waiting restrictions to be installed at the junction of The Fairway, Westmere Drive and Ellesmere Avenue, NW7.

Members enquired whether future developments in the area would allow for the situation and resolutions to be re-visited, as any progress would be welcomed by both residents

and those travelling to the local school. Officers agreed that the situation could be revisited later, if future developments were seen to be further increasing the traffic and parking issues.

Following discussion, the Chairman moved to vote on the recommendations as outlined in the report.

The Committee unanimously approved the recommendations.

RESOLVED that:

- 1) That the Committee noted the findings of the parking survey carried out in the area shown in Appendix A – drawing no. BC/001494-03-04.
- 2) That the Committee instruct the Executive Director, Environment to design, in consultation with the Hale Ward Councillors, ‘at any time’ waiting restrictions at the junction of The Fairway, Westmere Drive and Ellesmere Avenue, NW7.
- 3) That the Committee, instruct the Executive Director, Environment to carry out a statutory consultation in respect of the ‘at any time’ waiting restrictions mentioned in 2. above.
- 4) That if no objections are received to the statutory consultation mentioned in 3. above the Committee, instruct the Executive Director, Environment to introduce the ‘at any time’ waiting restrictions; or
- 5) If objections are received to the statutory consultation mentioned in 3. above, the Committee instruct the Executive Director, Environment to consider those objections using the powers delegated unto him, and make a decision on whether the proposed ‘at any time’ restrictions should be introduced or not, and if so, with or without modification.
- 6) That if the Executive Director, Environment makes a decision to introduce waiting restrictions, having considered the objections received, that the Committee instruct the Executive Director, Environment to introduce the agreed measures.
- 7) That the Hendon Area Committee agree to allocate the funding of £3,000 from the Area Committee (CIL) budget for progressing the agreed ‘at any time’ waiting restrictions and introduce the approved measures.

9. EDGWAREBURY LANE COMMITTEE REPORT

Officers introduced the report which detailed the preliminary findings of the study undertaken in respect of improving traffic flow along Edgwarebury Lane, between Station Road/Hale Lane and Fairview Way.

Officers informed members that preliminary results suggested the traffic flow situation could be improved through the introduction of more stringent restrictions, such as double yellow lines at certain lengths of Edgwarebury Lane, as well as the potential removal of some parking places with a view to replacing them with double yellow lines. Officers noted that removal of the bays could lead to an increase in the speed of traffic and that VAS might need to be implemented as a result. Officers updated the Committee that these measures would be funded by the s106 agreement.

Following discussion, the Chairman moved to vote on the recommendations as outlined in the report.

The Committee unanimously approved the recommendations.

RESOLVED that:

- 1) That the Committee noted the findings of the preliminary study and Officer observations carried out in Edgwarebury Lane.
- 2) That the Committee instruct the Executive Director, Environment to finalise a design to amend the parking layout in Edgwarebury Lane as described in this report, in consultation with the Edgware Ward Councillors.
- 3) That the Committee, instruct the Executive Director, Environment to carry out a statutory consultation in respect of the agreed revised parking layout mentioned in 2. Above.
- 4) That if no objections are received to the statutory consultation mentioned in 3. above the Committee, instruct the Executive Director, Environment to introduce the 'at any time' waiting restrictions; or
- 5) If objections are received to the statutory consultation mentioned in 3. above, the Committee instruct the Executive Director, Environment to consider those objections using the powers delegated unto him, and make a decision on whether the proposed 'at any time' restrictions should be introduced or not, and if so, with or without modification.
- 6) That if the Executive Director, Environment makes a decision to introduce waiting restrictions, having considered the objections received, that the Committee instruct the Executive Director, Environment to introduce the agreed measures.
- 7) That the Hendon Area Committee note that the recommended measures will be funded by the S106 agreement arising from the development at No. 25 Edgwarebury Lane (H/00823/12).

10. LAWRENCE STREET/HOLCOMBE HILL - FEASIBILITY STUDY

The Chairman introduced the report, which had been requested via a Members item at a previous meeting. The report detailed the results of a feasibility study carried out to improve safety at the junction of Lawrence Street with Holcombe Hill, NW7 and outline proposals for consideration to address the concerns at this location.

Members were concerned about the safety issues surrounding the junction, however the proposals put forward by officers required a large amount of funding, despite being the cheapest feasible option available. Officers advised the Committee that they would inform the development team of the proposal, and investigate whether any future s106 funding could be used. However, s106 funding could not be guaranteed as an option.

The Committee asked how the long the proposed design would remain valid before having to be reviewed. Officers advised the design would remain valid for the next few years.

The Chairman moved a motion to defer the item to the final meeting of the financial year, 17th March 2019, to review funding availability at that time. The Committee unanimously agreed to the motion to defer.

RESOLVED that the Committee unanimously agreed to defer the item to the last Hendon Area Committee meeting of the financial year – 17th March 2019.

11. AREA COMMITTEE GRANTS FUNDING

Officers introduced the Area Committee grants funding report which provided the Committee with an update on the budget allocations for 2019/20.

RESOLVED that the Committee unanimously agreed the following recommendations:

- 1) That the Hendon Area Committee notes the amount available for allocation during 2019/20, as set out in paragraph 6.2.1 and in Appendix 1.
- 2) That the Hendon Area Committee notes the amount of re-allocated underspends & overspends in section 2.1.

12. FORWARD WORK PROGRAMME

The Committee noted the work programme.

13. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

Officers had noted that the next Hendon Area Committee meeting was not scheduled to take place until 17th February and would then be closely followed by a meeting in March 2019. The Chairman suggested an appropriate date in January be found instead.

The governance officer identified the 21st January 2019.

RESOLVED that the Committee unanimously agreed to move the February 17th 2019 meeting to 21st January 2019.

The Chairman asked that Members consult with appropriate officers prior to submitting Members CIL request items to governance, to enable officers to investigate the feasibility of the request and the required funding that would be needed.

The meeting finished at 20.51