

Decisions of the Finchley & Golders Green Area Committee

6 July 2016

Members Present:-

Councillor Graham Old (Chairman)
Councillor Peter Zinkin (Vice-Chairman)

Councillor Geof Cooke
Councillor Rohit Grover
Councillor Reuben Thompstone

Councillor Ross Houston
Councillor Alon Or-Bach

1. MINUTES OF LAST MEETING

The Chairman of the Committee, Councillor Graham Old welcomed all attendees to the meeting. Councillor Old also welcomed back Councillor Ross Houston to the Committee following adoption of the Committee Memberships at Annual Council.

The Committee **RESOLVED** that the minutes of the meeting held on 30 March 2016 be agreed as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

None.

3. DECLARATION OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS (IF ANY)

Councillor	Agenda Item	Nature of Interest	Details
Councillor Cooke	9	Non-pecuniary	Governor of Summerside School
Councillor Or-Bach	11	Non-Pecuniary	Member of East Finchley Festival Committee

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC COMMENTS AND QUESTIONS (IF ANY)

None.

6. MATTERS REFERRED FROM THE FINCHLEY AND GOLDERS GREEN AREA RESIDENTS FORUM (IF ANY)

Issues 21 and 25 were referred from the Finchley and Golders Green Residents' Forum.

Councillor Zinkin stated that he believed that the budget could be used more efficiently by addressing issues that can be progressed together. He suggested increasing the budget from £2,000 to £3,000 and addressing three separate locations as follows:

1. Double yellow lines on Finchley Road southbound as it approaches West Heath Avenue
2. Double yellow lines at the junction of Finchley Road and Rodborough Road
3. Double yellow lines at the corner of Llanvanor Road and Finchley Road

The Committee unanimously **RESOLVED**:

To commit £3,000 from this year's Area Committee Budget to design, carry out a statutory consultation, and subject to the outcome of that consultation, introduce double yellow lines as follows:

1. **Double yellow lines on Finchley Road southbound as it approaches West Heath Avenue**
2. **Double yellow lines at the junction of Finchley Road and Rodborough Road**
3. **Double yellow lines at the corner of Llanvanor Road and Finchley Road**

7. MEMBERS' ITEMS (IF ANY)

MEMBER'S ITEM-ROAD SAFETY-COUNCILLOR THOMPSTONE

Councillor Thompstone introduced the report which related to the road safety on Cotswold Gardens and Purbeck Drive and the relocation of Donoghue.

Ms Luisa Vallejo the lead petitioner, a member of the Golders Green Estate Residents Association presented the petition. She explained to the committee that there are issues with people parking on the corners and that this is especially dangerous at the surgery. She also stated that danger is increased because a no entry sign is being ignored at the junction at Cotswold Gardens and Purbeck Drive. She expressed a wish for an overall plan to address the issues and that the report is a summary of many issues raised by residents.

Councillor Dean Cohen commented on and complimented the comprehensive nature of the Residents' Association's report.

Gavin Woolery-Allen (Senior Engineer, Traffic and Development, Re) stated that the cost to install yellow lines for the junctions highlighted in the petitioner's report would be approximately £2,500. This would include designing the proposal, statutory consultation and implementing the lines.

The Chairman moved a motion:

That the Committee approves £2,500 from the Area Committee budget to design proposals to address the junction concerns at the junctions outlined below, and where appropriate carry out a statutory consultation, and implement the measures subject to the outcome of the consultation:

1. Cotswold Gardens and Pennine Drive
2. Claremont Road and Quantock Gardens

The motion was unanimously CARRIED and therefore became the substantive motion:

It was therefore **RESOLVED**:

That the Committee approves £2,500 from the Area Committee budget to design proposals to address the junction concerns at the junctions outlined below, and where appropriate carry out a statutory consultation, and implement the measures subject to the outcome of the consultation:

- 1.Cotswold Gardens and Pennine Drive**
- 2.Claremont Road and Quantock Gardens**

8. PETITIONS FOR THE COMMITTEE'S CONSIDERATION

**Greenfield Gardens,
NW2 1HT resurfacing**

The lead petitioner Ms Wright presented her petition to the Committee. She presented pictures of the pavements taken this week indicating that the pavements were still in a bad condition. She also stated that there have been several accidents as a result of the condition of pavements.

Councillor Zinkin explained that there is a prioritisation tool used by officers to assess which works are carried out. There have been discussions with officers to change the prioritisation conditions for future years and to examine roads more carefully. He therefore hoped to improve the chances of these pavements being included in next year's Recovery programme.

Councillor Or-bach questioned what repairs have so far been carried out in Greenfield Gardens and Mr Woolery-Allen responded that there have only been emergency repairs.

Councillor Houston mentioned that a report is going to the Environment Committee that will outline the prioritisation conditions.

Following discussion of the petition, the Committee unanimously **RESOLVED**:

That the Committee agrees the repairs of pavements would be prioritised according to the prioritisation tool currently in place.

Title of petition	Lead petitioner	Detail/text of petition	No. of signatures
Greenfield Gardens, NW2 1HT Resurfacing	Adele Wright	To request urgent consideration to resurface both the pavements and the road.	100

N12, crossing

Councillor Cooke submitted this petition on behalf of a resident. He stated that Summers Lane is a busy road.

Mr Woolery-Allen stated that it would cost approximately £25,000 to install a Zebra crossing.

The Chairman suggested that a feasibility study could be authorised by the Committee that would look into the best option and subsequently a report would come back to this Committee or as a Member's Item to the Environment Committee.

Councillor Cooke suggested that officers and the Chairman should inform him of the results of the feasibility study and whether it will need to go to the next Environment Committee.

Mr Woolery-Allen said that the cost of a feasibility study would be £5,000.

The Committee unanimously agreed and it was therefore **RESOLVED:**

That the Committee approves the expenditure of £5,000 from the Area Committee budget for a feasibility study that would look into the best option for a Summers Lane crossing. The results of the feasibility study would be reported to the next Finchley and Golders Area Committee or Environment Committee depending on timescales and costs in consultation with the Chairman and Councillor Cooke.

Title of petition	Lead petitioner	Detail/text of petition	No. of signatures
Summers Lane, N12, crossing	Vivienne Smith	To request a crossing of Summers Lane N12 near the sheltered housing at Chistchurch Close.	72

Width Restriction The Vale, NW11

The Chairman welcomed Ms Maureen Byrne who made a representation to the Committee as the lead petitioner.

Ms Byrne outlined that the traffic has increased significantly and there had been no consultation before the width restriction was removed. She also mentioned that the waste carried on the lorries is not properly covered and she expressed her concerns about the waste potentially being toxic. There is a new housing development underway nearby and that will put more pressure on the Vale

The Committee discussed the dust and air quality issues as a result of heavy vehicle traffic movement on The Vale. Councillor Zinkin therefore suggested that due to the potential impact on health and safety, that this matter be referred and discussed at the next Environment Committee meeting, subject to the Chairman's agreement as an urgent item.

Furthermore, it was recommended that due to the safety and nuisance concerns to pedestrians, other road users and residents, officers be requested to consider the options and feasibility for relocation of Donoghue’s to a more suitable site. It was suggested that this issue be considered at the next Assets, Regeneration and Growth Committee meeting subject to the agreement of the Chairman as an urgent item of business.

The Committee unanimously agreed and it was therefore **RESOLVED:**

That the Committee requests that the options relating to Donoghue’s relocation be considered at the next Assets, Regeneration and Growth Committee; and that the dust and air quality issues on The Vale be considered at the next Environment Committee meeting, subject to the agreement of both Chairmen.

Title of petition	Lead petitioner	Detail/text of petition	No. of signatures
Width Restriction The Vale, NW11	Maureen Byrne	Petition against the removal and for the re-instatement of the Width Restriction on The Vale.	120

Put a zebra crossing at the top of Alexandra Grove N12 and near its junction with Ballards lane

The Chairman welcomed the lead petitioner Ms Mendelssohn who presented the petition to the Committee. She stated that Alexandra Grove is a busy road, which is difficult to cross and she had often seen children crossing the road by themselves.

Councillor Houston confirmed that it is a busy junction and a bus route. However, he noted the difficulty of placing a crossing in Alexandra Grove near its junction with Ballards Lane because of the proximity of Moss Hall Crescent.

Mr Woolery-Allen stated that a feasibility study would cost approximately £5,000 which would outline possible options regarding Alexandra Grove.

The Committee unanimously agreed and it was therefore **RESOLVED:**

That the Committee agrees the expenditure of £5,000 from the Area Committee budget for a feasibility study to be carried out for a pedestrian crossing on Alexandra Grove N12 near its junction with Ballards Lane. A report would come back to the Committee with the available options for Alexandra Grove.

Title of petition	Lead petitioner	Detail/text of petition	No. of signatures
Put a zebra crossing at the top of Alexandra Grove N12 and corner of Ballards Lane	Noa Mendelssohn	Put a zebra crossing at the top of Alexandra Grove N12 and corner of Ballards Lane.	43

Make the Pavilion Building in Cherry Tree Wood safe

The lead petitioner Ms Linton approached the committee and introduced her petition.

She stated that the Pavilion has long been disused and is now falling apart. It had been leased to a developer to convert into a café but works have never been completed. She also added that 600 people have signed the petition in a week. The state of the Pavilion has made the area unsafe, has attracted anti-social behaviour, and serious crimes. There isn't proper fencing and the building has graffiti all over it. The petitioner asked the Committee what is the future plan for the Pavilion.

Oluyinka Awofisayo an officer from the Estates department explained that the Council had advertised in the market for future proposals for the Pavilion. The person that was then successful in the bid was given eight months to renovate the Pavilion but progress had been very slow until in June 2016 a serious structural problem had come to light.

Councillor Or-Bach stated that following a visit from himself, Councillor Mitra and Councillor Moore the immediate safety problem had been addressed by boarding the building up.

Ms Awofisayo added that the tenant had not carried out due diligence when taking out the lease on the property. The Council has now commissioned a report that will look into the problems and what the costs are. The report will be complete around September/October.

Councillor Moore asked whether the council was aware of the structural problem at the time when the asset was put on the market. Ms Awofisayo replied that the report will consider this. She added that the report will come back to the Finchley and Golders Green Area Committee in October and will include details of the lease, whether the Council would be in breach of the lease if they try to evict the tenant and whether demolition is a possible solution.

Councillor Grover asked whether there was any obligation for the lessee to undertake any due diligence and whether enforcement could be taken against them.

Councillor Moore also mentioned that there is a real danger when people climb on top of the roof due to the state of the structure of the pavilion. The Chairman said he would hope that if there are serious health and safety issues they will be addressed within the report.

Councillor Cooke also asked whether the tenant is paying anything to the council while the building is unused.

The Chairman moved a motion which was unanimously approved:

1. *That the Committee delegates authority to the Commissioning Director for Environment to consider the health and safety issues regarding the Pavilion in Cherry Tree Wood.*
2. *That the Committee requests that the report looking at the issues and possible options for the Pavilion in Cherry Tree Wood is brought back to the October Finchley and Golders Green Area Committee.*

The motion was unanimously CARRIED and therefore became the substantive motion. It was therefore **RESOLVED**:

1. **That the Committee delegates authority to the Commissioning Director for Environment to consider the health and safety issues regarding the Pavilion in Cherry Tree Wood.**
2. **That the Committee requests that the report looking at the issues and possible options for the Pavilion in Cherry Tree Wood is brought back to the October Finchley and Golders Green Area Committee.**

Title of petition	Lead petitioner	Detail/text of petition	No. of signatures
Make the Pavilion Building in Cherry Tree Wood safe	Debbie Linton (secretary The Friends of Cherry Tree Wood)	Request for the Council to liaise with the leaseholder of the Pavilion building in Cherry Tree Wood (East Finchley) and make the site safe.	308

9. SUMMERSIDE SCHOOL - MESH PARKING ON THE GREEN (WOODHOUSE OPEN SPACE)

Gavin Woolery-Allen introduced the report which related to the Mesh Parking in Summerside School on the Green (Woodhouse Open Space).

Councillor Cooke moved a motion to change both recommendations and substitute with the below:

That the Committee approves the grass mesh parking on Woodhouse Open Space, Ingle Way given that the cost does not exceed £47,500. If the amount exceeds £47,500 then a report will come to the committee for decision.

The Committee noted that £47,500 estimate is in excess of the Committee's budget authority.

Following discussion the Committee decided **RESOLVED**:

- 1. That the Committee agrees that officers would update the Chairman of the Committee on what can be achieved with an expenditure of £25,000 in relation to the scheme including any other relevant information.**

10. AREA COMMITTEE BUDGETS: 2014/15 OUTCOMES AND FINANCIAL UPDATE

The Chairman introduced the report which related to 2014/15 outcomes and financial update for the Area Committee Budgets.

It was noted by the Chairman that there has been an overspend on CIL budget and underspend on non-CIL budget.

Councillor Cooke commented that the tone of the reports on the 2014-15 grants varied with some reports giving much more detail on what has been achieved.

Councillor Old requested the exact amounts spent in 2015-16 be substituted for the estimates, which he felt in many cases were on the high side.

Following discussion the Committee unanimously agreed all recommendations. It was therefore **RESOLVED**:

- 1. That the Finchley and Golders Green Area Committee notes that the Policy and Resources Committee received the Annual Update on Area Committee Budgets on 28 June 2016**
- 2. That the Finchley and Golders Green Area Committee notes and comments on the report and the information as set out in Appendix A and B.**

11. EAST FINCHLEY CPZ REVIEW OF THE HOURS OF OPERATION IN ROADS IN THE VICINITY OF CHERRY TREE WOOD N2

Gavin Woolery-Allen introduced the report which related to the East Finchley CPZ review of the hours of operation in the roads in the vicinity of Cherry Tree Wood N2.

Councillor Or-Bach mentioned that it would be useful to receive a break-down of the results by road.

The Committee unanimously agreed the recommendations and it was therefore **RESOLVED**:

- 1. That the Committee notes the initial results of the East Finchley CPZ parking review consultation**
- 2. That the Commissioning Director for Environment carry out detailed analysis of the responses and comments to the consultation, and after liaising with the relevant Ward Councillors, report back to a future meeting**

of this Committee in a report outlining the detailed findings and any proposals.

12. REVIEW OF THE HOURS OF OPERATION IN SOME ROADS IN THE TEMPLE FORTUNE CPZ

Gavin Woolery-Allen introduced the report and suggested that after analysing the responses to the consultation he can meet with Ward Councillors to discuss how to move forward.

The Committee unanimously agreed the recommendations and it was therefore **RESOLVED:**

- 1. The Committee notes the initial results of the Temple Fortune CPZ review consultation.**
- 2. That the Commissioning Director for Environment carry out detailed analysis of the responses and comments to the consultation, and after liaising with the relevant Ward Councillors, report back to a future meeting of this Committee a report outlining the detailed findings and any proposals.**

13. TEMPLE FORTUNE AREA, NW11 PARKING REVIEW

The Chairman introduced the report which related to the parking review in Temple Fortune Area.

Councillor Zinkin requested that Ward Councillors be asked to study the responses.

The Committee unanimously agreed and it was therefore **RESOLVED:**

- 1. The Committee noted the initial results of the Temple Fortune Area parking consultation**
- 2. That the Commissioning Director for Environment carry out detailed analysis of the responses and comments to the consultation and after liaising with the relevant Ward Councillors report back to a future meeting of this Committee a report outlining the detailed findings and any proposals.**

14. PROGRESS UPDATE ON FINCHLEY AND GOLDERS GREEN AREA COMMITTEE ACTIONS JULY 2016

The Chairman introduced the report which related to a progress update on Finchley and Golders Green Area Committee Actions.

Following discussion the Committee unanimously agreed the recommendations and it was therefore **RESOLVED:**

- 1. That the Committee noted the update and actions set out in Appendix 1 of this report.**
- 2. In the matter of The Vale, NW11 – Speed Cushions**
 - i. That the Committee noted the update provided in Appendix 1 of this report on**

The Vale, NW11.

ii. That the Committee noted the Officer recommendation that the speed cushions remain in The Vale (north-east of the junction with Greenfield Gardens).

3. In the matter of The Woodhouse Road, N12

i. That the Committee noted the update provided in Appendix 1 of this report on Woodhouse Road, N12.

ii. That the Committee agreed the installation of 2no. 30mph Vehicle Activated Signs (VAS) on Woodhouse Road in the vicinity of Lewes Road.

iii. That the Committee agreed expenditure of £7,000 from the Area Committee (CIL) Budget to install the VAS

15. FORWARD WORK PROGRAMME

The Committee noted the work programme. It was **RESOLVED:**

That the Committee considered and commented as set out in the minutes on the items included in the 2016/17 work programme.

16. ANY ITEM(S) THE CHAIRMAN DECIDES ARE URGENT

Member's Item – Golders Way – Councillor Peter Zinkin

Councillor Zinkin introduced the report which related to Golders Way.

Councillor Cooke mentioned that a report on the policy on roads at the rear of shopping areas is going to be reported to the Environment Committee.

He proposed that an email is sent to members to inform them about this policy.

The Committee unanimously agreed and it was therefore **RESOLVED:**

- 1. That the Committee receives information around the new policy formulation that is going to the Environment Committee regarding roads at the rear of shopping areas.**
- 2. That the Committee approves the expenditure of £1,000 for the bays outlined in the report to be removed on an experimental basis.**

The meeting finished at 21:59