

# PALACE GATES RESIDENTS' ASSOCIATION

## Annual General Meeting

7pm Thursday October 23rd 2014  
Held at Hobarts Estate Agents  
Minutes of Meeting

### Key Headlines

- PGRA now has both a website and twitter account [www.palacegatesra.info](http://www.palacegatesra.info) and @PalaceGatesRA
- All the social events were deemed a success and will be repeated next year – Carol singing will be on December 11<sup>th</sup>
- Funds raised from the 2014 summer fete plus membership subscriptions has increased revenue
- The PGRA investment and hard work from the gardening group have improved the Triangle and Albert Road flower beds. Further planting is scheduled over the coming year
- The objection to the planning application to build on 'Dave's' yard helped to get Haringey Council to reject the submission. The application has gone to appeal and currently in the decision of the Planning Inspectorate
- Petition has been set up to campaign for a pedestrian crossing on Bedford Road. Please add your name at -

[www.minutes.haringey.gov.uk/mgEPetitionListDisplay.aspx](http://www.minutes.haringey.gov.uk/mgEPetitionListDisplay.aspx)

- The fight against Pinkham Way development continues - [www.pinkhamwayalliance.org](http://www.pinkhamwayalliance.org)
- Safety (and speeding) in our streets was raised as a growing concern. It was agreed that a strategic approach is now needed to address this mounting worry
- Awareness of the PGRA to be increased via social media and traditional means

### 1.PGRA Activities

**Kevin Stanfield:** The PGRA website has been up and running for almost a year at the following URL: [www.palacegatesra.info](http://www.palacegatesra.info)  
The first page contains a map, clearly showing the area covered by the PGRA.

There is also a Twitter account:  
**@PalaceGatesRA**

A large (A3 size) poster will be put on the Notice Board on the Palace Gates Triangle to publicise the website and Twitter account

The News section on the website contains descriptions and photos, illustrating the following activities, which have taken place during the last year:

- Carol Singing on the Triangle. A great success, which will be repeated this year on Thurs Dec 11th.
- Talk on the New River. A very interesting presentation given by Rachael Macdonald of the Hornsey Historical Society.
- Summer Fete. A great success, now in its fourth year. Will be held again in June or July 2015.
- Neighbourhood Picnic, held in late summer on the 'green triangle' at the corner of Palace Gates Rd and Alexandra Park Rd.

## Ongoing activities:

- **The Food Co-operative** has now been running successfully for about 4 years. There is a meeting every 6 weeks, held in a private home, where residents can order healthy dry foods and eco-cleaning products. These are obtained from Infinity Foods. A catalogue is available on their website. Prices are generally cheaper than health food stores. Anyone interested in joining the regular meetings should contact Annabel Gregory.
- **The Gardening Group** meets at 11am every first Saturday of the month, except during the depths of winter, to maintain and improve the beds on the Palace Gates Triangle and the beds at the mini-roundabout at the junction of Crescent Rise and Albert Rd. Emails are sent in advance with information of what work will be done. During 2014 particular attention has been paid to the beds at the mini roundabout, including the laying of flagstone pathways to provide better access for weeding and planting. The improvements have been quite dramatic! All volunteers are welcome! Anyone interested in joining the Group should contact Molly Doran or Hilary Reynolds.

## 2. PGRA Accounts

**Kevin:** Presented the Treasurer's Report for October 2013 to October 2014 on behalf of Walter Macharg, who was unable to be present at the meeting.

### Accounts:

Balance at October 2013: £1428

#### Revenue in Financial Year:

-Members' Subscriptions	£285
- Fete Net Proceeds	£630
-Carol Singing Collection	£180
<b>TOTAL REVENUE</b>	<b>£1095</b>

#### Expenditure in Financial Year:

- Haringey Federation of RA's	£20
- Christmas lights	£30
- Donation to charity	£180
- Plants/Gardening materials	£441
- Notice Board repairs	£58

**TOTAL EXPENDITURE** £729

Balance at October 2014: £1794

### Spending Plans for 2014/2015:

Money raised at the Fete contributes significantly towards our expenditure. This coming year we expect to spend £450 on planting and maintaining the beds on the Triangle and at the mini-roundabout.

### PGRA subscriptions for 2013 /2014:

The annual subscription of £5 is now due for the year October 2014/2015. The PGRA currently has almost 150 named contacts on its database. However, many of these are new members who join at the Fete and do not renew their subscriptions. There is a hardcore of approx 25 members, who pay their subscriptions each year. A number of members have already paid the 2014/2015 subscription in advance. A mail will be sent to all members, who are due to make payments for 2014/2015.

The simplest method of making payment is by direct bank transfer to the PGRA's account:

Barclays Bank  
Palace Gates Residents Association  
Sort code 23 32 00  
Account no. 70796956

or by Paypal to : [palacegatera@yahoo.co.uk](mailto:palacegatera@yahoo.co.uk)

Members paying by direct bank transfer are requested to confirm their payment by email to Kevin Stanfield (Kevin.stanfield@blueyonder.co.uk) and Walter Macharg (wsmacharg@yahoo.co.uk).

Alternatively cheques should be made payable to 'The Palace Gates Residents' Association'.

### **3. Projects to Improve the Environment**

Planting at the mini-roundabout at the junction of Crescent Rise and Albert Road and Maintenance of the beds at the Palace Gates Triangle:

**Hilary Reynolds:** The Gardening Group consists of a small core group of regular volunteers. More volunteers are needed, as the upkeep of the beds, particularly those at the mini-roundabout, which are still in the process of becoming established, requires a fair amount of time and effort. We are fortunate that Alfie Bines gardening team has been assisting us with weeding at the mini roundabout as a gesture of goodwill.

During the last year we have planted five dwarf fruit trees in the large bed at the mini roundabout and a variety of shrubs. This year we will be planting more perennials and bulbs. We will also be planting bulbs in the beds at the Palace Gates Triangle and shortly will be refreshing the hanging baskets with winter planting. We also plan to install a number of small signs, indicating that these beds are maintained by the PGRA.

**Molly Doran:** This Sunday Oct 26th is the 'Compost Give-away' at the Paddock Car Park in Alexandra Park, starting at 10am. Volunteers are requested to come along with heavy duty sacks and spades to help with bagging and delivering the compost to the beds at the Triangle and also to the mini roundabout. Also volunteers will be needed to spread the compost on these beds during the morning.

On Wednesday October 29th the Haringey Parks Dept will be delivering mulch to the beds at the Triangle at 10.30am. Volunteers are needed to help spread the mulch.

As this coming week will be busy with gardening activities, the usual Gardening Saturday in November will be postponed until Sat Nov 8th.

Molly advised that at long last Haringey have tidied the small bed in the centre of the raised

traffic island at the junction of Crescent Rise and Durnsford Rd, which has long been an eyesore, particularly as the brickwork has been gradually collapsing. Sunshine Garden Centre has agreed to sponsor the bed and will carry out planting.

### **4.PGRA Campaigns**

- a) Planning application to build a house on the yard next to Dave's hardware shop in Crescent Rd.

**Kevin:** A further planning application was submitted earlier this year for a 3 storey, part 4 storey house. Over 100 objections were submitted and Haringey rejected the application. The development company has appealed against Haringey's decision. The closing date for submitting further comments was Sept 30th. The appeal is now awaiting the decision of the Planning Inspectorate.

**Ruth Cowan** questioned whether it would be possible to get the parades of shops on both sides of Crescent Rd listed.

**Indijana Harper** advised that requests for listing had been made to Haringey in the past. Haringey had warned that obtaining listed status can involve changes to the buildings at a cost, which the businesses might find too onerous. Also any subsequent repair and maintenance work would become more costly, as all such work would have to be carried out to exacting standards. The Haringey Conservation Officer had also indicated that a 'less demanding' type of listing, as suggested by **Graham Warne**, would not be possible.

Attempts have also been made in the past to get listed status for the pill box at the junction of Palace Gates Rd and Alexandra Park Rd. Over the years it has suffered decay, particularly due to heavy frosts. It might be worth putting some shingle round the base this winter to protect against further frost damage.

- b) Petition for a Pedestrian Crossing on Bedford Road

**Tony Hopkins:** An e-Petition was set up by Indijana Harper on behalf of the PGRA last October on the Haringey website, requesting the council to install a marked pedestrian crossing on Bedford Rd N22 to provide safe access from Alexandra Park Rd and Palace Gates Rd to Alexandra Palace station and into Wood Green.

The e-Petition can be found at the following link:  
<http://www.minutes.haringey.gov.uk/mgEPetitionListDisplay.aspx>

A link to this petition has also now been set up on the PGRA website.

There are currently approx 60 signatories to this petition. The petition remains open until Dec 29th 2014. Members are urged to add their names to the petition without delay. Unless there are well over 100 signatories, it is unlikely that it will be progressed by Haringey for further action.

It was suggested that handing out leaflets by Alexandra Palace station might encourage more people to sign the petition. If you wish to get involved and help out with this activity please let us via the PGRA website.

### c) Pinkham Way

**Susie Holden:** The Pinkham Way Alliance (PWA) has fought tirelessly for 3 years to prevent a large MBT (Mechanical Biological Treatment) plant being built at Pinkham Way on the North Circular Rd, only a short distance away from our neighbourhood.

In September last year the North London Waste Authority (NLWA) announced that it was abandoning its plans for the site.

The situation now is relatively quiet. However, it is likely that Barnet Council, which owns part of the site, will submit a planning application for a 'waste transfer facility'. This would involve at the very least moving their fleet of refuse collection vehicles to the site, resulting in large numbers of heavy vehicle movements in an area, which already suffers from serious traffic gridlock and air pollution.

The Pinkham Way site is one of high ecological value and must be protected.

Please sign up to the PWA website to be kept informed of further developments on the continuing struggle:  
[www.pinkhamwayalliance.org](http://www.pinkhamwayalliance.org)

## 5. Regeneration plans for Alexandra Palace

**Kevin :** Two years ago Alexandra Palace conducted a consultation on a Master Plan for regeneration of the East Wing of the building. This resulted in an application to the Heritage Lottery Fund (HLF) for funding to refurbish the currently derelict Victorian theatre, the historic BBC studios and the East Court. This work would involve opening up the derelict spaces, unblocking the bricked-up arches, landscaping the East car park and creating a new entrance to the theatre.

Last year the HLF awarded Stage 1 funding to Alexandra Palace to enable project designs to be drawn up. These designs are now being finalised and will be submitted to HLF in December this year. If successful, an award of £16.8m will be made in April next year, to be matched by a further £7m from Haringey to enable the project to be completed by 2018.

Concern was expressed at the meeting about whether increased demand for car parking at the Palace might cause overspill into our area.

However, it has already been confirmed by Duncan Wilson, the Chief Executive of Alexandra Palace, that the Design Plan about to be submitted will include a transport plan.

Once the plans become official / public information will be put up on the PGRA website

## 6. Update on Local Shops

**Tony:** At last year's AGM concern was expressed at the deteriorating condition of some of the shop units in Crescent Rd.

Fortunately during the last year two new commercial outlets have opened in previously empty premises.

FlexPT Personal Training gym has taken over the premises of the launderette, which closed down over 10 years ago.

The Design Room has opened close by, which provides interior design and architectural services.

On the other side of Crescent Rd, a dog grooming parlour, called Ruff Mutts, has just opened in the premises of the former Inkjet, which closed a few months ago.

We also understand that a young couple have recently become the new tenants for the Alexandra Cafe in Palace Gates Rd, which closed abruptly at the end of April this year. They are hoping to reopen the Cafe in a few months.

On the other side of the railway line, two exciting developments have occurred.

A new coffee shop, called 'The Yard' has recently opened in the station building and is proving to be very popular.

'The Gate' pub has recently been bought by Mitchells and Butlers, the pub and restaurant operator, which also owns The Maid of Muswell and The Ranelagh (close to Bounds Green station.). The Gate will close in January for a full refurbishment. As far as we understand, the splendid Victorian internal features will be retained, including the etched glass screens, as the building is Grade 2 listed.

## **7. Open Discussion and Future Ideas**

- a) Risk of serious pedestrian casualty at exit from Crescent Mews

**David Rennie:** Commented that, as he had reported at last year's AGM, the exit from Crescent Mews alongside the Sweet Tree Bakery

is dangerous to pedestrians. He was recently almost hit by a vehicle driving out from this exit at a speed of about 10mph. Although there is a STOP sign painted on the road, this is often not observed. The STOP sign is badly worn and not very visible.

Crescent Mews is actually a private road. However, Haringey Council arranged for the STOP sign to be painted on the road some years ago.

During this year David has witnessed further potentially dangerous incidents at this location:

- Two children together dashed along the pavement and across the exit without slowing down.
- A father ran along the pavement and across the exit pushing a toddler in a push chair.

There is a second exit from Crescent Mews adjacent to the barber's shop. The number of vehicle movements through this exit is relatively small.

Remedies such as signs or mirrors inside the exit by the Sweet Tree Bakery are unlikely to be effective. But David concludes that a simple short steep 3 mph speed hump, located just inside each of the two exits, would physically prevent a driver emerging at speed and eliminates the risk.

In general discussion it was noted that many years ago the pavement was continuous across the exit by the Sweet Tree Bakery. When Gee and Garnham opened premises in the Mews, the pavement was removed, as it was being damaged by the movements of heavy vehicles.

Various alternative suggestions were made at the meeting, such as placing the speed hump outside the exit on the public road space, or installing cobbles, such as at Seven Dials in the West End.

**Jackie Schnell:** remarked that any kind of raised platform can be hazardous for partially-sighted people. She suggested that LOOK LEFT and

LOOK RIGHT signs should be painted in the roadway to warn pedestrians.

David Rennie will issue a paper, including the various alternative suggestions, which will be posted to the PGRA website for further consideration by members as to the best way forward.

It was noted that Cllr Beacham had agreed to progress the matter with Haringey.

b) Online Forum for the Alexandra Park neighbourhood

**Annabel Gregory:** A meeting was held earlier this week at Alexandra Park library to discuss ideas for setting up an Online Forum for the Alexandra Park Neighbourhood. This would be similar to the existing Bowes and Bounds Connected community website.

The Online Forum would enable people in our area and extending throughout another 'triangle' area of roads to the West of Alexandra Park library to discuss local issues, ask for advice, recommend tradespeople, organise events and support local campaigns.

The meeting was well attended and the idea was welcomed enthusiastically.

Anyone who is interested in lending support to take the project forward should contact Annabel.

c) Awareness of the existence of the Palace Gates Residents' Association

**Indijana:** During campaigning for the local elections earlier this year it was apparent that many residents in our area do not know about the PGRA.

It was suggested that it might be worth leafleting the roads, which make up the PGRA area. If you can help with this activity please let us know.

d) Jan Trust

**Kevin:** Questioned what services are provided by the Jan Trust charity, which occupies a large building next to Alexandra Motors garage in Bedford Rd. It would be useful if it were possible to use the space for PGRA events, such as Committee meetings.

**Indijana:** Advised that the Jan Trust provides services to empower women from ethnic communities.

She has previously been in contact with the organisation to see if the space could be used for other activities, but did not receive a helpful response. It should be noted that some years ago these premises were used as a Polling Station in local and national elections.

Kevin will enquire what, if anything, is feasible.

e) Safety on our pavements and streets

**Grant Gahagan:** Expressed concern at the large number of trip hazards in Crescent Rd.

**Richard Riddell:** Has been in discussion with Tony Kennedy (Group Manager Sustainable Transport, Haringey) about speeding vehicles in Albert Rd.

**Jackie Baker:** Commented that cars sometimes drive out of driveways in Palace Gates Road without due consideration for the safety of pedestrians.

**Annette Commissar:** Some vehicles parked in driveways in Palace Gates Rd project into the footway, but they do not receive parking offence tickets.

In general, discussion concerns were expressed about a number of matters, such as potholes in the roadway and hedges overhanging the footway.

**Indijana:** Advised that in a Traffic Focus Group meeting earlier this year Tony Kennedy had

urged residents to 'take ownership of our streets'.

**Grant Gahagan:** Agreed to lead a group to progress the PGRA's concerns on these matters. A meeting will take place to discuss this. Information will be made available in due course on the website

### **8. Annual General Meeting –Election of Officers**

The following Officers were re- elected:

Kevin Stanfield – Chair

Tony Hopkins – Secretary

Walter Macharg – Treasurer

The PGRA General Committee consists of the 3 Officers above plus the following members:

Alex King

Annabel Gregory

Susie Holden

David Rennie

Molly Doran

Grant Gahagan

Jackie Baker

Jimmy Athanassiou and Effie Pedaliu have now moved away from our area.

Thanks was expressed by the members to Jimmy for his many years of leadership and commitment as the former Chair of the PGRA .

### **9.Any Other Business**

**Kevin:** Thanked Chris Devonport for allowing the PGRA to use Hobarts premises for the meeting and also for his generous contributions towards the work of the PGRA.

### **List of attendees at AGM**

#### **Kevin Stanfield**

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#### **Tony Hopkins**

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#### **David Rennie**

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#### **Chris Devonport**

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#### **Indijana Harper**

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#### **Annabel Gregory**

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#### **Alex King**

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#### **Susie Holden**

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#### **Stephen Middleton**

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#### **David Beacham**

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#### **Molly Doran**

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#### **Annette Commissar**

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#### **Kathryn Dean**

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#### **Ruth Miller**

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#### **Graham Warne**

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#### **Grant Gahagan**

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#### **Jackie Baker**

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#### **Eileen Hagger-Street**

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#### **Pat McCulloch**

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**Ruth Cowan**

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**Hilary Reynolds**

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**Jackie Schnell**

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