



THE
JOSEPHINE AVENUE GROUP

Minutes 13th June 2011 (approved 13th Sept.)

(Only change to draft1 was an addition to point 9 – underlined in this draft)

In attendance (14)

Tim Fairhurst; Louise Belson; Gary Turnbull; Chris van Duren; Julia Wait; Tim Sutton; Phil Barcham; Naz Persaud; Rachel Cross; Emmanuel Parrenin; Sam Anderson; Katie Hatfield; Mel McCroarey; Celine Laye

Attended final part of meeting (1)

Cllr. Marcia Cameron

Apologies (5)

Nick Berry; Graham; Sibs; Cllr Ruth Ling; Safer Neighbourhood Team

1. Welcome and introductions

It was noted that, as for the last meeting, some residents were attending for the first time; they are very welcome!

2. Attendance, apologies, minutes from 19th April

Attendance and apologies as above. Those present who had read the minutes thought them accurate and had no further comments.

Vote: minutes for 19th April approved.

Police, Safety and Council

3. SNT

TF said Sgt. Meekums from Tulse Hill SNT emailed his apologies; the team had intended to send a representative but last minute matters following recent events in Tulse Hill prevented this.

4. Neighbourhood Watch

Following previous decision, residents were leafleted inviting comments. TF reported that the few that were received were all in support. A section of Leander Road has recently started one. RC shared previous experience of scheme set-up in Bristol; it made a real difference. People knew neighbours were looking out for each other. CvD said that there is research that demonstrates crime reduction effect. TS asked who will co-ordinate. TF said that while active resident support is necessary, formal co-ordination responsibilities are not heavy, he can do while scheme sets up; we can use web etc.

Action: All agreed to go ahead. TF to contact local Neighbourhood Watch co-ordinator to obtain materials (advice leaflets, stickers, signs etc.).

5. Update from Lambeth Council

Item skipped as Councillors not present until end of meeting; see AOB.

Environment and Community

6. Licensing, planning and development

a. Licensing policy

Continued discussion on amount of licensed places on Brixton Hill. Following previous meeting TF wrote to Council and MP to support review of licensing policy. TS asked that letter should be circulated. [*Letter since posted to newsgroup; also reply from Home Office; no reply as yet from MP.*] EP asked if we needed new laws or whether there is a saturation policy already in place. GT suggested to ask RL when she arrives. LB reported that RL advised us to support/question current new parliament bill & lobby council. Discussion whether cost implications prevent council taking action, use of exclusion orders etc; what are pros and cons economically of current practice? EP reminded group of problem of club goers buying cheap booze before going to club, and associated



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behaviour. CL reported problems with people drinking on Helix Gardens. RC asked is anyone else had heard that the premises where flower shop now is (east side of BH) has also applied for a license. Discussion including merits of making representations to Sainsbury's as a big corporation to support community. GT reminded the group of Brixton Hill steering group which had been set-up to address local issues with council, police, residents and other stakeholders. EP said he felt this may have lost momentum. SA asked if there was a strategic plan for the area. TF suggested there may be scope to link up with neighbouring residents associations and asked if anyone had contact info, e.g. Brixton Water Lane residents as they are closer to Hootenanny, which apparently had some licensing extensions refused.

Action: More follow up needed regarding Lambeth policy, especially as regards Brixton Hill; can planning and licensing (and police) be more joined up.

Action: Please forward contact info for neighbouring residents group to TF.

Action: Residents should continue to make representations to council about South Beach as the appeal against the decision to revoke their license will take place 12th September. Please email John Smith on JSmith5@lambeth.gov.uk and tell him what the problems have been.

b. Sainsbury's licensing application 76 Brixton Hill

TF reported application from Sainsbury's for a license (to 11pm) at proposed premises on Brixton Hill (where Allied Carpets shop is now).

b. Planning application for 85 Brixton Hill

TF circulated drawings of current plans. Fewer units than previous, and design has been much amended in general following previous applications and rejections. GT thought current proposal a clever solution; flats inside are duplexes so that facade can be kept to satisfy objections. LB mentioned Charles Berkeley (architect in adjacent premises) who has objected to previous plans but approves current as it answers all previous objections positively, though he has reservations about the use of the frontage for solid built bike/bins storage on Rush Common. LB reported brickwork to be the same as adjacent. i.e. London Brick; said there are some questions about back & front garden use & possible future; has put app. on newsgroup.

c. 60 JA redevelopment

KT has been logging problems with builders on site: patch of grass used as building site now a rubble heap; work often starts at 7 in the AM, regularly see a dust cloud out the window that covers everything; stuff just thrown off roof; can fall on neighbouring property. Intermittent use of sheets and chutes; not complying with council regs (chute disappeared soon after inspection); fly tippers have used patch with agreement of builders. When confronted, builders on site were abusive. LB confirmed that current works reported to Planning; planning breach established and being investigated by LBC Planning Enforcement; very prompt response; no planning application for current works; pre-existing front dormers built originally without consent now being made bigger; these are the only front dormers on JA/HG; front and back seem to be in breach of earlier PA; planning officer has detailed photos so he can analyse situation closely. More people that report it the better as far as the council is concerned. TS said UA needs to use railings at 60 so best to get building work done as soon as possible; if we make a fuss Lexadon [developer] might not let UA use the railings for artist exhib. KH Lexadon have ignored all requests for control of their builders' activity. LB said that Lexadon owner known at the council as someone who routinely ignores planning law. Planning officer at Lambeth worth contacting. Residents should log & report breaches of building/enviro/regs/site control/practice to LBC Planning Enforcement. EP said that Lambeth Enviro & planning have done a good job in general. GT also agreed that their work has been good and we should not lose sight of that while risking delaying the building work. TS more chance of land being maintained when those flats are finished. NP There will be a carport on the Rush common rather than a garden. LB Lexadon does not care what the law does or does not allow, but Rush Common policy ought to come into effect. TS encouraged people to report fly-tipping and dangerous behaviour.



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Action: Report planning infringements to the following:

<http://www.lambeth.gov.uk/Services/HousingPlanning/Planning/PlanningEnforcement.htm>

Action: Report fly-tipping to Lambeth via the following:

<http://www.lambeth.gov.uk/Services/Environment/EnvironmentalCrime/Fly-tipping.htm>

7. Report of planting and gardening May 14th and 15th

LB report of garden clearance & planting in gardens at old jobcentre and at Mrs. Olumbegedon's house (Zac's mother). LB thanked everyone who had donated plants, including many anonymous local donors & everyone who had dug, cleared and planted to begin to make the 2 new gardens. More to do in future, and needs continued maintenance.

8. Street party, 19th June

SA reported that party will take place from 1pm to 6pm; reminders to be sent out in next couple of day. There will be BBQ and paella and various games for all ages. SA estimated that it should cost £300 - £400 and said she still had £70 in hand from a garden project last year. TS suggested that a raffle would raise money to offset cost. EP suggested that a small cover charge for food (e.g. £2) might be reasonable. GT said that residents offer their railings for UA that in turn contributes to JAG; this could be seen as a thank you for their support. TS requested space to promote UA; some discussion about whether a shared info table would be possible etc; tricky to sort out at short notice as need residents permission; will need to work out on the day. Discussion covered the aims of party; hope for inclusion; given current finance, income not a priority but could consider alternatives in future. It was agreed that voluntary contributions could be invited. EP suggested an overall budget of £500 so that those organizing would be confident of doing a great job.

Vote: £500 budget approved (majority 13 of 14 in favour)

9. Street Clean etc.

LB reported that street clean will go ahead as planned on 2nd July. All support welcome. Not for sure that, given current funding constraints, Freshview/Community Payback will be able to help indefinitely. LB asked if those present had any requests or priorities for work on the day. TS said cutting hedges. GT & PB & NP agreed. LB said she would ask the volunteers to make cutting hedges a priority. PB/GT/K said they would be able to help on the day.

10. Urban Art (UA) 16th – 17th July

TS reported that UA was sold out (i.e. all pitches taken, including half-pitches priced at £30/day, £45/weekend). UA had partnered with Trinity Hospice and Crown Hill Primary in SW Norwood. Lambeth had not been communicative about street trading or road closure charges; have stopped chasing for a response. They have not advertised UA on their website. Road closure agreed from Friday evening to Sunday evening. Anyone with time to help leafleting or volunteering over the weekend please get in touch. CvD asked for help running music. Some discussion about alternative or additional ways of fund-raising, e.g. car-boot sales.

11. Any other events and activities

a. Tulse Hill Forum (THF)

LB reported that THF had been set up to co-ordinate community efforts in the area. Main catalyst has been youth violence and need to find ways of addressing related issues. A meeting will be held later in June to assess who is available to help and what can be done. Great example of committed and talented people from all sections of society connecting for mutual benefit. More to follow on this. JAG interested and supportive. *[Since this meeting, following online consultation, JAG agreed to contribute*



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£100 to the 'Our Garden' project in Tulse Hill, which closely meets JAG's environmental and community aims. (See AOB item c.)]

12. £300 to support Sudbourne 7s (www.lpsfl.com), and process for selecting good causes

GT thanks JAG for its continued support for this cause – youth football – and reported that the event had gone very well (on 12th June) despite poor weather. Previously, JAG agreed to make a regular contribution. Given the amount, it is felt appropriate to give the group an opportunity to review. Discussion clarified that this is entirely voluntarily funded, and that JAG is one among a few major sponsors. TF Said that at September meeting (13th Sept) he would suggest that residents consider the kinds of causes JAG should or might support in the year ahead, so that at AGM (31st Oct) these could be proposed, discussed and agreed. This would not prevent us from responding mid-year in cases of need, but would assist planning and encourage more resident involvement and support.

Vote: £300 contribution to Sudbourne 7s agreed.

Any Other Business

a. Parking

NP mentioned that parking on evens side of JA continued to be a problem with non-residents taking space (or parking where it is not supposed to happen). Others agreed. What to do? GT suggested asking residents at 75-85 BH to see what they do.

Action: TF to follow up with residents of 75-85 BH.

b. Noticeboard

TS asked why the noticeboard was not used to promote meeting and questioned merits of spending money on printing the postcard that was circulated prior to meeting [card mentioned website, neighbourhood watch proposal, and June's JAG events]; he asked if this had been an agreed expense and whether it will be a regular thing. TF said that the cost of £69.12 for 500 cards was below the £100 threshold previously agreed as requiring a vote, and that it had been a trial to produce something more distinctive which might get more attention. RC said that she attended this evening's meeting due to postcard. TF asked if TS could help as noticeboard is in his garden. Noticeboard will not replace leafleting, while hope is more people look at website and newsgroup.

c. Death of Nana Darko-Frempong

Cllr. Cameron spoke about recent tragic shooting of 18yr old Nana on 6th June near Purser House on Tulse Hill, and related community response; she attended this evening's meeting following a visit to the family. The group expressed their sympathy and support.

d. Length of meeting

TF apologised for the length of the meeting (well over 2 hours).

TF thanks LB for her hospitality, and everyone for attending.

There being no further business, the meeting ended.

[TF notes: Future meetings will experiment with timings on agenda items to get through the formal business within a reasonable time limit; anything that is not concluded can be taken another time or explored in side meetings set up for particular topics with a report made to regular meeting. Discussion can continue among those who have time to stay on, subject to host not kicking them out! Meetings risk being off-putting otherwise, and a missed opportunity for something that could be more fun. Any suggestion for format and approach, and activities other than formal meetings, welcome! For interest, I have posted a copy of 'designing meetings' to the File folder on newsgroup, a document forwarded to me by my Duncan Law who is a resident of Holmewood Gardens (see their excellent website <http://www.holmewood.org.uk/>), was instrumental in getting the area designated a Home Zone, and is now involved with Brixton Transition Town so has a lot of experience working with community groups and stakeholder management. <http://www.transitiontownbrixton.org/>]