

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0424/P	EGOVRA	04/04/2020 19:53:35	AMEND	

Comments on Planning application 20200424P (Kiln Place) by Elaine Gove and Oak Village Residents' Association (EGOVRA)

This are comments on behalf of Elaine Gove and Oak Village Residents' Association (EGOVRA) which represents everyone who lives in Oak Village, Elaine Grove and Julia Street. Oak Village East and West lie immediately to the north of Kiln Place estate.

The waste site near the Grafton Road entrance (site 4) to the estate is an important site to the community:

- It lies on both sides of the main route into the estate
- It is extremely visible to users of Grafton Road. Grafton Road is well lit and well paved and hence both safe and easy to navigate with prams, buggies, wheelchairs etc. It is therefore a popular route to Queens Crescent (library, post office, shops, market, community centre, sports facilities) from the north and to Mansfield Road and Highgate Road from the south (bus routes, trains station, multiple schools). Its visual appearance is therefore extremely important to everyone.

Before the regeneration works there was no waste site here, merely a pleasant area of grass with spring bulbs. The current arrangements are an unattractive mess:

- The bins are battered and open.
- The screening is only at the back of the row of bins and to the sides. Hence the route on to the estate is past smelly, open, fully visible bins. Pedestrians on Grafton Road only have one set of bins shielded from view.
- Excess material is dumped by the bins.

Gospel Oak suffers from poor rubbish storage arrangements (eg Weedington Road north of Queens Crescent) which contributes greatly to the neglected and run-down appearance of the area. The link between crime and anti-social behaviour and neglected areas is well established.

We therefore welcome the intention to improve the appearance of Site 4. However, as the current bins are frequently over filled with items placed beside them, we strongly oppose the proposal to reduce number of bins. The current capacity is barely sufficient. A reduction in capacity will mean dumping beside the bins to the benefit of no one. Waste storage capacity, the planning obligation for waste arrangements to give full consideration to neighbours, and visual amenity for the neighbourhood should take priority over the "appropriate distance" requested by

Secretary EGOVRA