

Quinta Grange Residents Association

Newsletter Issue No.1 May 2007

Welcome to the 1st edition of the Quinta Grange Residents Association newsletter. This newsletter provides information on the Community's campaign to protect the Quinta & Grange playing fields.

Background to the Campaign to protect the Quinta & Grange playing fields

Early this year, the Council agreed to lease the Quinta & Grange sites to AC Finchley Football Club, despite the majority of residents objecting to the leasing out of these sites and despite complaints about the method of informing us (adverts were placed behind a bush at Quinta & six foot up a pole at Grange as well as in a local paper which was not circulated in our area). During a meeting between residents and AC Finchley & the Council, over 150 residents attended to express their objections, but the leasing still went ahead. Local councillor, Fiona Bulmer also attended and was not supportive of the local residents she is supposed to represent. Brian Coleman, London Assembly Member for Barnet also does not support our campaign. They both claim this plan brings the land back into community use – they seem to ignore the fact that the land is already in community use and these proposals force the land back OUT of community use and into private use!

Greenbelt we can no longer walk on

The Council members responsible for leasing the site seemed very reluctant to tell us what status this land has. Our own research has proved that this land is Greenbelt and has protection in terms of what can be built on it. However, any tenant such as AC Finchley can stop the local community from using this land, even though it is Greenbelt. This is the intention of AC Finchley – they have informed us that when they move in we will no longer be able to use this land. The club has 300 members & 18 teams & plans to build "7 full size pitches, 2 intermediate pitches & 4 junior pitches along with a new clubhouse & dressing room facilities" (source:

<http://www.acfinchley.com/store/pdf/ISSUE1.pdf>). These plans will affect us in many ways: The value of our property will reduce; Traffic and parking problems will increase; Noise of football matches & supporters; Noise and nuisance from people attending evening functions at the proposed community hall; Wildlife will be discouraged and forced out by draining & building

having football matches & training on site. Overleaf are more details of AC Finchley's grand plans for these two sites. Do we need more football when there are more than 5 football clubs within a 1 mile radius?

Planning consent confusion

We were informed by the Council employee responsible for the leasing of these sites that "Both premises have established use for sports & recreation activity, Quinta starting with a planning consent granted in 1965 with continued use for the playing of football and Grange because the fields have always been used for recreation purposes". We have since consulted the Council's Planning Team who have not been able to confirm this. In fact their evidence suggests that only four planning applications have been granted since 1948, none of which involve the playing of sport (re-siting of Quinta Club, 1965; use as a nursery, 1966; use as a playgroup, 1970; and renewal for use as a playgroup, 1975). How can the Council lawfully lease this land for organised sports use when the land does not have an established use for sport?

If you want to protect these two sites, please join the Residents Association, see 'what you can do' overleaf & sign the petition

Professional advice

The solicitor we consulted told us it will cost up to £10,000 to make a case to take to court. We would appreciate an indication from each resident how much you can donate towards this appeal.

We are also consulting a very experienced Planning Specialist who is advising us on planning rules and will assist us with rejecting the planning permission to be submitted by AC Finchley.

Membership of Residents Association

We are still taking membership details from residents. Please contact us with your details. An

Alternative option

We would like to propose that the Residents Association take on the site to prevent the Council from leasing the site out again in the future. One option is to find funding for a children's playground to be sited where the derelict building is at the moment. We would appreciate your views on this and any alternative options you might have.

Keep Quinta & Grange Public Open Space OPEN to all the community!

Contact details

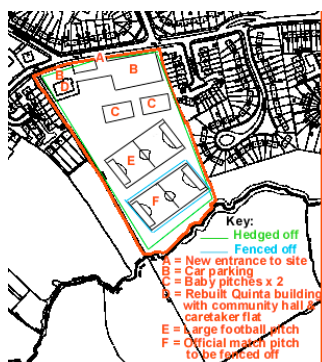
Our email is quinta_grange@yahoo.co.uk. Your local representatives for the following roads are:

Mays Lane	Partridge Close
Gina Theodorou	Nancy Alvarez
Bishops Close	Ridgeview Close
Angela & Graham Russell-Thomson	TBC Please contact us if you would like to act as Ridgeview Close representative

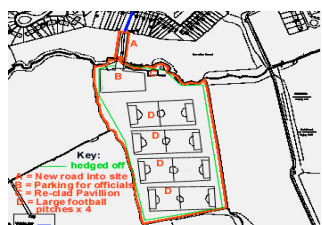
What you can do:

- **Sign the petition**
- **Collect petition signatures** Please ask your neighbours, family, friends, local businesses, and local schools to sign
- **Join the Residents Association – it's free!** The more members, the greater the impact
- **Contact local environmental groups & local political groups**
- **Contact Theresa Villiers, your MP, asking for her support**
(theresa@theresavilliers.co.uk; 163 High Street, Barnet EN5 5SU; 020 8449 7345)
- **Contact Councillor Fiona Bulmer and insist that she support us**
(cllr.f.bulmer@barnet.gov.uk; 14 Sellwood Drive, Barnet EN5 2RL; 020 8344 2672)
- **Write to your local paper about the campaign & your views**
- **Help us deliver the newsletter**
- **Boycott the Sponsors of AC Finchley**
(Bar Remo, Carnevale, Checkalow Ltd, Corradi Catering (Emperor Bar & Da Corradi Restaurant), Club Sociale Italiano di Finchley, Delfino Pizzeria Rosticceria, Del'Ugo, Faithful Quality Tools, Filippo Berrio, Food House, Franchi, G. Franchi & Sons., Gieffe Interiors London, Louis-Smith, Morris's Espresso Bar, Parmegiani Valceno, Pontis, Spizzico)
- **Reject the planning application when it is submitted**
- **Keep informed** Visit our website www.geocities.com/quinta_grange.

The proposed plans



Quinta (Mays Lane)



Grange (Ridgeview Close)

- Four large football pitches on the Grange site at Ridgeview close.
- Recladding the Grange pavilion & reinstalling services & toilets.
- Lockable drop bollard (or similar) at Grange site to prevent unauthorised access.
- Parking facilities at Grange site for Managers, Chairmen and other officials.
- Two large pitches on the Quinta site. Official match pitch (fenced off) here.
- Two 'baby' pitches on the Quinta site
- Re-building of Quinta building to include:
 - Changing rooms
 - Community Hall for external functions and revenue raising
 - Possible care taker accommodation for live-in caretaker and security (**current planning law allows greenbelt to change to residential status after 10 years of having accommodation on site, allowing tenant to build more property on it! AC Finchley Chairman, Franco Sidoli is a Chartered Surveyor by trade and is a specialist commercial property investment advisor! Does he have eyes on our land?**)
- Car park surrounding Quinta building to provide several spaces.
- Additional car park to be built to the left of the Quinta building.
- New entrance to be built at centre of top of field, in front of several houses.
- Fenced off pitches on both sites.
- Entire sites to be hedged off to stop external access (that's you & me) to the field.
- No footballers from our local community will be taken on as there are "no plans to increase this number in the immediate future as we don't have enough coaches for any more players (according to football league rules)" (Quote from Mr Sidoli, AC Finchley Chairman at Cabinet Resources Committee meeting, Hendon Library ,19 February 2007)

Information in plans & diagrams was provided by AC Finchley Chairman, Franco Sidoli on 19 February 2007.
For current plans, please contact Lyn Sidoli of AC Finchley on 07775 744 447 or see their website www.acfinchley.com