



WEST HAMPSTEAD NDF

Neighbourhood Development Forum

Minutes of NDF meeting & AGM held on Monday 6th March 2017 at West Hampstead Library

Present: James Earl (Chair), Nick Jackson, Alan Watson, Linda Sluys, Cllr Flick Rea, Nick Grierson, Mark Hutton, Enyd Norman, Terry Daly, Pauline Swindells, Davi Kothari, Felvina Fuscro, Maria Elena Brady, Ian Ferrie, Joseph Black, Nancy Jirira, Eugene Regis, Stella Tysall, Reneé Banoun, Guy Shackle, David Brescia, Keith Moffitt, Ian Cohen, Cllr Phil Rosenberg, Mark Stonebanks, Robert Lastman, John Saynor, Cllr Lorna Russell & Sue Measures.

1. Welcome & apologies for absence

Apologies for absence were received from: Mary Murphy, John Eastwood, Cllr Richard Olszewski, Stewart Drummond, Angela Ellison, Clarence Jackman & Helena Paul.

2. Minutes of last meeting: Wednesday 18th January

Billy Fury Way: initial work has started; the mural has been vandalised.

Camden Local Plan: there's a further consultation; details had been circulated.

153-163 Broadhurst Gardens: no update on the planning application (ref: **2016/3930/P**).

TfL bus routes consultation: a report has been published & circulated; the proposed changes will go ahead.

Green Gym: a meeting is due to take place on Friday to take forward the work of the group in our area.

Liddell Road Contractor Community Liaison Group: there was a meeting on 21st February. The new school buildings are due to open in September. The new access road onto the site will be constructed in July/August. There is due to be consultation on the school's traffic management plan and on the highways works – details tbc; residents are concerned about parking problems in the area and are lobbying to have the current restrictions extended. Phase 2 of the development (housing & employment space) is due to be marketed by the Council in the Spring; outline planning permission for this was given two years ago, at the same time as the school. There are concerns about the connection between the school & Maygrove Peace Park during the construction of Phase 2. It was noted that the school would open with one less form than originally planned. The scheme has some S106 money for the Park & Sidings Community Centre – this is likely to be paid during Phase 2.

WH Overground station: details of the current works had been circulated. There had been a meeting on 28th February. There've been complaints and noise and disruption from residents living near the site – with requests for noise insulation and advance notice of noisy works. In response to issues raised at the last NDF meeting, TfL had confirmed that there would still be a retail unit at the front of the development (a lease will be offered nearer completion); the building line will match the line of the neighbouring Redcroft building.

Ballymore Working Group: there had been no meeting since November; meetings planned for January & February had been cancelled at short notice. Work is still continuing on the site; it's not clear when it will end or when the cranes will be taken down. A planning enforcement case has been raised with the Council about the large 'Ballymore' sign on the side of one of the blocks. More details have been requested about the recent fire on the site and any issues arising. It's hoped there will be a final meeting of the group at the end of March.

Gondar Gardens Reservoir Site: the new owner/developer of the site is coming forward with plans. Details from GARA had been circulated. 108 units are proposed on the frontage and inside the reservoir; it is all planned for luxury retirement accommodation. At a recent meeting involving local representatives and the developer, there

was concern that the developer appeared to be unaware of the protections on the site related to nature conservation and Local Green Space (see N-Plan Policy 16), including the protected slow worms. The current engineering surveys on the site are being queried by GARA in terms of their scope. It was asked whether local elderly people would be able to afford to live at the development. A further meeting is planned in the coming weeks.

West End Green public toilets: no new information.

West Hampstead Library: the Friends group (FoWHL) had held meetings with local groups interested in running services from the Library; no decisions have been made; it's too much for a local group to run the Library. There are problems with the Events team managing bookings and charging high fees. It seems the Library will be unable to make a profit without substantial capital investment. The local community in WH could come up with its own proposal, involving local groups/community centres etc – but it will take time to develop such a proposal and to bid for grants/funding.

The minutes were approved, with no objections.

3. Current Planning Applications

Email alerts: there had been problems with the new system of planning notifications in January. The NDF has followed up on this with Cllr Phil Jones and Council officers. If anyone is still having problems with the system – or not getting notifications – please let us know and we can follow up.

Phone mast: the NDF had objected to a proposal for a large new mobile phone mast on Blackburn Road (ref: 2016/7123/P); the Council had refused the application.

Bus shelter: the NDF had objected to a proposal for a large digital screen on a bus shelter on West End Lane (ref: 2016/6868/A); the Council had refused the application.

23 Ravenshaw Street: there's a proposal for a large infill development of 8 units, including a basement (ref: 2017/0911/P); the NDF will comment/object – the deadline for responses is Friday 17th March.

73 Maygrove Road: there was a planning application for extension work (ref: 2016/5498/P) on this site next to Maygrove Peace Park; the deadline for responses was 1st March; some extension work has already begun on the site (it seems this is related to a previous planning application).

4. West Hampstead Growth Area master planning

No further updates following the Workshop and Report. Officers are waiting on further information from Land Securities (the owners of the O2 Centre site). At the Workshop, it was proposed that the Site Allocation for this area (see Camden Council's Site Allocations Document, Site 29) should be expanded to include Homebase and the two car showrooms. It's likely that the Council will be reviewing the SAD later this year; there will be a consultation on the new version and the NDF (and local residents) will have the chance to comment.

5. Underground Station campaign

News is awaited from the Mayor of London/TfL about the allocation of the £200 million fund for step-free access at 30 stations (see last minutes for details). The NDF has been lobbying the Council, our MP, and others for WH tube station to be included on this list. It was felt the campaigning by the NDF and others had made a good case for this. Camden Council has already indicated that West Hampstead & Kentish Town stations are its two priorities for step-free access in the borough.

6. 156 West End Lane

The planning application was approved at the planning committee meeting on Thursday 2nd February. Details of the meeting (minutes and webcast) – along with the NDF statement issued before the meeting – had been

circulated. There was disappointment the scheme had been approved, especially as there were more than one thousand objections. The next stage is for the application to go to the GLA for approval (Stage 2 report) and for the S106 agreement to be finalised between Camden Council & A2Dominion. Travis Perkins have indicated that they may make a legal challenge at this point.

In discussion, the following points were raised:

- The Neighbourhood Plan was given full consideration in the officer's report – 16 of the Plan's 19 policies were mentioned and significant parts of the scheme conform with the objectives set out in N-Plan paragraph B7.
- The NDF can't be anti-development – planning law makes clear there is a presumption in favour of development.
- The NDF seems to have more influence on private developers, rather than the Council.
- The original proposals were for 9 storeys, so the scheme has been improved and the height was reduced.
- The NDF achieved significant gains in its initial discussions with A2D.
- Many issues are settled in the pre-application process; by the committee meeting it's often too late to object.
- 50% 'affordable' housing was a very important consideration; this promise was made on a political (not planning) level because of the lack of affordable housing at Liddell Road; in many ways this decision tied the Council to supporting the scheme.
- Some felt planning officers were too close to developers – and excluded local residents/groups.
- Residents often feel like the system is stacked against them.
- WH is in a better position than many areas because we have a Neighbourhood Plan.
- The issue of 'shared ownership' is a problem – it's not affordable and it's not backed by the Council on a political level. In effect, the scheme was 28% affordable (social) housing.
- A2D stopped engaging with the local community after the initial consultations – the NDF had a positive impact on the scheme in these early stages.
- We need to look at how all the new schemes in the area fit together - we could apply for CIL money to do this and make small improvements in the area.
- Some felt the Neighbourhood Plan was ignored.
- The Conservation Area & CAAC were also ignored in the decision.
- The discussions at the planning committee were very disappointing.
- The 160-page officer's report was very detailed and considered all the issues – people need to engage in the detail.
- Planning officers do not know the area well and may only be in post with Camden for a year or two. But they are not incompetent or biased – on the whole, Camden has good planning officers.
- Local democracy was ignored for a development on public land.
- The priority for the site in planning policy terms was housing and affordable housing.
- There is a significant problem when the Council is the owner of the land, the developer, and makes the decision on the planning application – independent scrutiny is needed.

James added that it remained important to engage with developers right from the start of the planning process and to keep the discussions going. This may not suit everyone, but the alternative is for the local community to be excluded from the process. It was hoped that now the Council had sold off its main development sites in the area (with the exception of the Library car park), future discussions with developers would be easier.

7. Waste collections

The new fortnightly bin collections come into force for most of our area from 1st April. The recent WHAT public meeting on the subject, with the Council officer leading on the change, had been useful in answering many questions/problems. For more information, see this West Hampstead Life article:

<http://westhampsteadlife.com/2017/03/04/what-about-the-new-recycling-regime/19244>

It was noted that adequate space for bins is a planning issue in new developments, especially when large

properties are converted into many flats – increased residential density means increased amounts of rubbish. Large numbers of wheelie bins can also have a significant visual impact in Conservation Areas.

8. Priorities for 2017

The NDF’s priorities for this year – as agreed at the last meeting – were confirmed:

- Growth Area master-planning
- Underground station campaign
- Air pollution

9. Changes to the constitution

Details of five proposed changes, put forward by the NDF committee following discussions last year, had been circulated. They included adding the officer post of Membership Secretary; changes to the wording of officer duties; a requirement to circulate reports; and clarification of voting at meetings. All five proposed changes were voted on individually and approved by the necessary 2/3rds majority. The revised constitution will be circulated with the minutes.

10. Financial report & accounts

Nick presented the accounts for the past year, covering the period 1 January 2016 to 31 January 2017. The main spending related to our work on Growth Area master-planning and the Workshop, which had been funded by S106 planning policy money from the Ballymore development. This spending was approved by Council officers, with the support of local councillors. Further master-planning work will be dependent on funding from Camden Council. Other income came from donations from NDF members and local residents – for which many thanks. Our running costs are fairly low – mainly for venue hire for meetings – and we are covered at least for the next few years.

<u>Bank Balance as of 1 January 2016</u>	<u>£2,552</u>
<i>(after adjustments for payments in 2015)</i>	
Expenditure:	£
Hire of Library for NDF meetings:	-350
Master Planning Total:	-4846
Jester Festival stall	-40
Growth Area maps	-74
Contribution to tube station proposals	-2067
October workshop - Facilitator	-2120
October workshop - Venue	-410
October workshop - Food and materials	-135
NDF business cards:	-48
Contribution to Library PA system	-20
Contribution to air pollution monitoring	-50
Public liability insurance	-187
NDF Committee meetings venue hire	0
Printing for NDF meetings	0
Committee expenses	0
Total	--£5,501
Income	
Individual donations (Jester/meetings/other)	525

<i>Speaker fee from Create Streets</i>	100
<i>LBC S106 Master Planning</i>	4846
<i>Total</i>	<i>£5,471</i>

Bank Balance as of 31 January 2017 **£2,522**

On a vote the accounts were approved.

11. Chair's report

James said it had now been more than 5 years since the NDF was established. In that time, we had set up a completely new group, drawn up a Neighbourhood Plan, got it approved and were now using it. He thanked everyone involved for their time, their work and all their contributions. The NDF now has more than 500 members, nearly 2,300 twitter followers and around 70 followers on Facebook. Whatever happens to the NDF in the future, the N-Plan is place until the end of 2031. James said he was confident that the NDF would continue and had a positive future. The Council's official designation of the NDF lasts five years and expires in May 2018; we can apply to renew this (details of how to do this have been requested from the Council); it would give the NDF the power to amend the N-Plan in the future, if it wished.

Looking back over the past year, James listed the NDF's main areas of work:

- Successful Growth Area workshop & report – working with Camden Council.
- Using the Neighbourhood Plan to campaign for specific things – eg Tube station campaign (special thanks to Guy Shackle).
- Commented on dozens of planning applications – including 156 West End Lane, 317 Finchley Road, and 153-163 Broadhurst Gardens.
- Successfully campaigned to have The Alliance pub listed as an Asset of Community Value.
- Attending construction management meetings for Ballymore, Liddell Road & Overground station.
- Lobbied on CIL & S106 spending – guided by the priorities in the N-Plan.
- Supported the campaigns to keep WH Library & public toilets open.
- Supported the recent air pollution monitoring in our area (special thanks to Helena Paul).
- Worked with other Neighbourhood Forums and local groups in WH & FG.
- Made comments on the new Camden Local Plan.

James added that the committee had been discussing how the NDF would run in future. There will be a new chair and things may be done differently. He hoped to hand over his duties in the coming weeks. The NDF committee will meet later this month to discuss the handover.

12. Elections

Chair: it was proposed that Nick Jackson & Keith Moffitt become Co-Chairs; Nick was nominated by Cllr Flick Rea & Nick Grierson; Keith was nominated by Nick Jackson and Linda Sluys – both were elected.

Vice-Chair: no nominations; the position remains open.

Treasurer: Nick Jackson was nominated by James Earl & Linda Sluys – he was elected.

Secretary: David Brescia was nominated by James Earl & Linda Sluys – he was elected.

Membership Secretary: Linda Sluys was nominated by Nick Jackson & Alan Watson – she was elected.

Communications Officer: no nominations; the position remains open.

Other committee members:

John Eastwood is standing down from the committee; he was thanked for his contributions.

Sue Measures, Ian Cohen, Alan Watson and Cllr Phil Rosenberg were all re-elected.

Guy Shackle was nominated by Alan Watson & Cllr Flick Rea – he was elected.

13. Next Steps

James stood down as chair of the meeting and Keith took over.

Keith led the thanks to James for his work as Chair over the past five years and his contribution to the West Hampstead community. James was given presents as thanks for his work.

14. AOB

None

15. Date of next meeting

The next NDF meeting will be on **Wednesday 10th May** at 7.30pm at West Hampstead Library.