



# WEST HAMPSTEAD NDF

## Neighbourhood Development Forum

*Minutes of AGM & Special General Meeting held on Monday 11<sup>th</sup> January 2016 at WH Library*

**Present:** James Earl (Chair), Nick Jackson, Cllr Flick Rea, Mark Stonebanks, James Little, Linda Sluys, Stella Tysall, Renee Benoun, Geoff Berridge, Virginia Berridge, Mark Hutton, Cllr Phil Rosenberg, Iris Reece, Mary Murphy, Ian Ferrie, Bridget Dunne, Margaret Murphy, Laura Cox, Jamie Webb, Nick Grierson, Carlton Johnson, Guy Shackle, Bob Akhurst, Joseph Black, Clarence Jackman, Neil Mace, Jill Hood, Alan Watson, Mila Tanya Greibel, John Eastwood, Stephen Nathan, Janet Crawford, Brigid Shaughnessy, Kate Shaughnessy, Jeanette Murch, Helena Paul, Cllr Lorna Russell, Ian Cohen, Sue Measures & Eugene Regis.

### **1. Welcome & apologies for absence**

James welcomed everyone to the meeting, which was both an Annual General Meeting and a Special General Meeting.

Apologies for absence were received from: Keith Moffitt, Diana Briscoe, Nancy Jirira & Stewart Drummond.

### **2. Minutes of the last meeting: Monday 30<sup>th</sup> November**

**Billy Fury Way:** Cllr Phil Rosenberg had received an update from Council officers. Despite Network Rail pulling out of a deal to provide funding, the Council is getting quotes for the work. The aim is to fund the project (for a new entrance from West End Lane) from existing resources and/or S106/CIL money. If approved, work could start as early as April.

**10 Lyminster Road:** thanks to Charles Marks for following up on this issue (and the one below). Planning and enforcement officers are now involved in both cases. Regarding the 19 flats & HMO issues, it appears no planning permission is needed, due to permitted development rights.

**186 West End Lane** (shop formerly Holistic hair & beauty): concerns remain about the removal of the curved glass shop front. A planning application was submitted (ref: 2015/5655/P) and the NDF objected. The plans have now been revised, but a decision on the planning application has yet to be made.

Other issues will be referred back to after the AGM part of the meeting.

### **3. Annual Reports**

James gave the Chair's report. It's now four years since the NDF was established at our first meeting in January 2012. In that time, we've set up a new group, drawn up a Neighbourhood Plan and had the Plan approved and adopted. James thanked everyone who had played a part and contributed to the work of the NDF over the past four years – especially those who've been involved since the beginning!

Looking back over the past year, in January the Neighbourhood Plan was approved by the independent examiner. The focus of the first part of the year was the referendum campaign. The referendum took place on 9<sup>th</sup> July and more than 2,500 people voted. The Plan was approved with a 93% YES vote and was formally adopted by Camden Council in September.

The NDF now has more than 460 members, has around 1,800 followers on Twitter, has a detailed website, and is

widely known across the area. Since the referendum, we have been discussing the future role of the NDF and people are keen for the NDF to continue its work. The NDF also has wider influence across Camden (we're the first area in the borough to have an approved N-Plan); across London (we were only the second N-Plan in London to be approved and work with other Forums across London); and nationally (as one of the first large urban N-Plans to be approved in England). This means our N-Plan and West Hampstead are widely known, including at DCLG.

Nick, as acting Treasurer, outlined the NDF accounts for 2014. The main income was the Lottery grant of £6,030. This had to be spent by the end of the year, which has been done and we have submitted a report to the Big Lottery fund to account for the spending. The main expenditure during the year was publicising the Plan, the referendum campaign, and holding four workshops. In all, total expenditure for the year was £7,395. The balance at the end of the year was £2,566.

The NDF has not charged for membership and the results of our survey show that a majority don't want to pay a fee. The NDF will therefore remain dependent on donations and grants to fund its work. Budgeted expenditure for 2016 is £1,500, mainly for meeting venue hire and workshops. The NDF also has to pay public liability insurance, which costs £190. The NDF may be able to apply for funding from S106/CIL money to fund specific projects or work; this would have to be applied for through the ward councillors.

The accounts were approved.

## **5. Changes to Constitution**

The existing NDF constitution was approved in March 2012 and hasn't been altered since. Following the referendum, a number of changes are being proposed. The changes are largely dictated by the results of the survey carried out in the autumn about the future of the NDF. The changes have been agreed by the NDF committee and are recommended for approval. NDF members were also invited to submit proposals for changes to the constitution, but none were received.

There followed a discussion about whether the constitution was suitable for the NDF's future work and whether it needed to be completely reviewed, rather than amended. WHGARA had submitted a discussion paper immediately after the referendum, proposing a new structure for the NDF. This was discussed by the NDF committee and the central recommendation (the NDF becoming an umbrella groups for RAs & local groups in the area) was included in the survey about the future of the NDF. However, it only attracted the support of 12% of respondents, so is not being followed up at this time. When the Committee discussed the issue further, it was agreed that such a structure was problematic because (a). parts of the NDF area are not covered by RAs (b). the vast majority of people living in the area are not members of a RA or local group – it therefore appeared to be an exclusive, rather than inclusive, way of working.

A number of additional points were made. It was stressed that the NDF, as well as ensuring the N-Plan was enforced and applied, should also have a campaigning role. It was emphasised that the NDF was not a party political body and should reflect a range of views, seeking consensus where possible. There is a clear desire for the NDF to continue its work and we should work together and not squabble. The NDF is unusual as we are a new group, and not a parish/town council, so we need more time to consider these issues and find our way. It was agreed that the issue of the NDF constitution would be on the agenda for the next meeting and there would be further discussions.

Separate votes than took place on the 5 proposed changes to the constitution, which had been circulated to members 14 days before the meeting and which were available on paper copies at the meeting. All 5 proposed changes – adding group membership; adding provision for AGM; allowing the constitution to be changed at an AGM; adding additional officers; and amendments to the aims and purposes of the Forum – were agreed by more than 2/3rds of those present. The new version of the constitution will be circulated with the minutes and posted on the NDF website.

## 5. Election of officers

There was a vote of thanks for the existing officers and the work they had put in to the running of the NDF.

Elections then took place:

Chair: James Earl was nominated by Cllr Phil Rosenberg & Linda Sluys. There were no other candidates; James was re-elected.

Vice-Chair: Keith Moffitt was nominated in his absence by James Earl & Guy Shackle. There were no other candidates; Keith was re-elected.

Treasurer: Nick Jackson was nominated by Cllr Lorna Russell & Ian Cohen. There were no other candidates; Nick was elected.

Secretary: there were no nominations; the post is unfilled and remains open.

Communications Officer: there were no nominations; the post is unfilled and remains open.

Other officers:

Mark Stonebanks and James Little stood down from the committee and were thanked for their work and contribution.

The existing other officers – Sue Measures, Stephen Nathan, Linda Sluys, Ian Cohen & Cllr Phil Rosenberg – were all re-elected.

Other NDF members were then invited to stand to become members of the committee:

Alan Watson was nominated by Ian Cohen & Cllr Phil Rosenberg and was elected.

John Eastwood was nominated by Brigid Shaughnessy & Ian Cohen and was elected.

## 6. Plans for 2016

**Future role of the NDF:** notes of the Workshop on 7 December had been circulated. The facilitator had also provided a detailed report, which had also been circulated. The report outlines a number of possible future structures for the NDF including: company limited by guarantee, community interest company, MoU with LA, parish/community council, community development trust, community land trust charity, business improvement district. No decisions were taken and further discussions can take place about these issues and suggestions, should members wish.

The top three recommendations from the Workshop for the NDF's future activities were:

- Pre-application engagement & Growth Area planning
- Trust building with Camden Council
- Neighbourhood Plan monitoring

Other issues discussed were: local campaigning, planning and designing for better transport/open spaces, providing services to other NDFs, employing staff, N-Plan updating, CIL project delivery, review of recommendations & selling services to investors/developers.

**Growth Area master-planning:** getting the Council to start work on a masterplan will be one of the NDF's main aims for the year ahead. A meeting had taken place in December involving the GLA, Council, NDF, WHAT & Cllr Phil Rosenberg. The Council officer had produced a report outlining some of the issues, which will be circulated with the minutes. James has arranged a meeting with Council officers in February to take this forward; members of the NDF committee and local councillors will also be invited to attend this meeting; the discussions will be reported back to the next NDF meeting.

There followed a discussion about the issues to raise with the Council:

- Density – there are too many homes being approved and too much development.
- Infrastructure planning – there is no thought about the combined impact of all the development.
- Congestion – roads and pavements.
- A plan was drafted more than 10 years ago, but was shelved by the Council.
- TfL forecasts – are they accurate?

- We need a survey of facilities – such as doctors surgeries, schools, nurseries etc
- The Growth Area target is for a minimum of 800 homes by 2031 – this has already been reached.
- WH can't take any more development.
- Impact on utilities – water pressure problems and black outs.
- There's a need for new green spaces and pocket parks.
- We need a joined up and consistent approach to developing the public realm.
- There was a proposal for a new health centre in the Ballymore development, but this is up to the NHS. Instead they have opted to provide an extra GP at West Hampstead Medical Centre on Solent Road; there is also some work to upgrade the surgery, which is being funded by S106 money.
- There's an urgent need for a lift at WH Underground station – for wheelchair users, push-chairs, the elderly and those with luggage. The WHAT petition was presented to City Hall in December – the TfL response was for people to use the lift at Kilburn station! We need to make this a cross-party campaign for all candidates in the Mayoral/GLA elections in May.
- It was suggested that new development should not have wheelchair accessible housing due to the overcrowded pavements around the stations and the lack of a lift at the tube station; others said this was the wrong approach.
- Land Securities (owners of the O2 Centre) could pay for a masterplan.
- We need to keep up the pressure on the Council and councillors for work to start on master-planning.

## 7. Current issues

**156 West End Lane:** the NDF has submitted its objection before Christmas and it had been circulated to members and published on our website. The formal consultation period ended on Friday. James had contacted the planning officer about next steps and received this response:

*"We do not currently have a target date for Development Control Committee. There has been a large response to the consultation as expected and we will be reviewing these comments and continuing with a detailed assessment of the scheme over the next couple of weeks".*

DCC meeting dates for the next few months are 4 & 25 February, 17 March, and 7 & 21 April.

Stop the Blocks (STB) had submitted 400 paper objections on Friday. They are asking for all the responses to be uploaded to the Council website and for a further period of consultation and for additional documents to be published. The group were congratulated on their campaign and their response to the planning application. It was asked why the NDF didn't mention the proposed new entrance to the site in its objection. The NDF committee considered the issue, but didn't include it as (a). there has to be an entrance to the site, even for a car-free development (b). we've received complaints from members about the dangerous nature of the existing entrance (a recent incident is said to have involved a woman with a buggy nearly being knocked over by a lorry exiting the TP yard) and (c). the Create Streets alternative proposal also has an arched road entrance coming onto WEL. Concerns about the proposed entrance are, however, acknowledged – including the turning circle for vehicles coming on to WEL.

Travis Perkins have also strongly objected to the planning application. They have asked Create Streets to develop the proposals they drew up for the NDF into an alternative scheme. They are proposing that the TP depot is accommodated in a large underground basement beneath the development. Detailed plans are awaited.

**Community Infrastructure Levy (CIL) priorities & unspent S106 money:** the NDF submitted comments to the three WH councillors for future CIL funding in the ward. The text of the response is below:

*Dear Phil, James & Angela,*

*I'm writing on behalf of the Fortune Green & West Hampstead Neighbourhood Development Forum to put forward our priorities for the spending of Community Infrastructure Levy (CIL) payments in West Hampstead ward.*

*1. We are pleased that the Council has recognised that the CIL priorities in our approved **Neighbourhood Plan** (see Delivery Plan, Table 3, p70-71) will be included in the ward priority list.*

2. We note that the priorities in the Neighbourhood Plan cover the two wards of **Fortune Green and West Hampstead** and there may be some overlap between the two wards in terms of spending. For ease of reference, our comments on the CIL priorities to the Fortune Green councillors are below.

3. We think the main priority for the funding of CIL money in West Hampstead should be in and around the Growth Area. As a start, we have repeatedly asked the Council to start **masterplanning** work on the remaining development sites in the Growth Area (around the stations, Blackburn Road and the O2 car park site). We note there is money to start this work in the S106 agreement from the Ballymore development. The NDF has offered to start this work by organising workshops and initial consultations. We would like you to approve this request, so we can start this urgently needed work. If further funding is needed for this work, this can come from CIL funding (see Recommendation Ci).

4. The main infrastructure requirement for WH is an upgrade of **West Hampstead Underground Station** - to increase capacity and provide a fully accessible station. We lobbied for this to be included in the borough-wide list of CIL priority projects. We are told by TfL that the work will only go ahead with financial contributions from other sources, including CIL money. We would therefore argue that the bulk of non-reserved local CIL receipts from large developments in the area - including 156 West End Lane - should be diverted to funding this project (and not taken out of the area, to be spent on infrastructure projects in other parts of the borough). We would add that CIL spending on the tube station would also have a wider benefit beyond WH, including for residents of other wards in Camden (such as Fortune Green, Swiss Cottage, Kilburn & Frognal).

5. One of the main issues raised during the referendum campaign was the difficulty of pedestrian movement around the three WH stations, particularly during the rush hour and busy periods. The Neighbourhood Plan recommends a **survey of pedestrian movement** in this area (see Recommendation Hiii), to inform improvements (such as re-arranged crossing points; removing some of the traffic lights; and wider pavements). We are happy to work with the Council on this - but need CIL funding to pay for this urgently needed study and resulting improvements.

6. We would also like CIL funding to go to **improving the network of paths in the area**. We are concerned that the promised improvements to Billy Fury Way (due to be paid for from the S106 agreement for the student development) are not completed; we would support CIL funding to finish this work as soon as possible. We also note that while a section of the Potteries Path is earmarked for improvements by the developers of 156 West End Lane, a section will be left untouched by the development and will remain the responsibility of Camden Council. We would like the developer to pay for improvements to the whole path - but, if this request is not agreed to, we would support the use of CIL money to finish the job. Concerns have also been raised about the safety of the Black Path, with requests for improved lighting.

7. We support the use of CIL money to enhance existing **green/open space** and provide new green/open space. We note the Growth Area is judged by Camden Council to be deficient in green/open space. We would also welcome the use of CIL money to fund the planting of new trees, again, particularly in and around the Growth Area. For existing green/open space, the following sites in WH ward are listed in the Neighbourhood Plan as 'Local Green Space' (see Policy 16): Medley Orchard, Iverson Road Open Space, Maygrove Open Space, Sumatra Road Playground, Mill Lane Open Space, Crown Close Open Space, Hampstead & Cumberland Clubs, and various Railway Embankments.

8. We support the use of CIL money to improve **community and public facilities** in the area. We note the Council is considering closing West Hampstead Library and the toilets on West End Green. We are strongly opposed to the closure of both these facilities - and would support the use of CIL money to help to keep them open.

9. Finally we note that large sums of **S106 money** remain unspent from existing development. This amounts to £231,000 for community facilities; £408,000 for public open space; and £225,000 for public realm improvements. We urge the Council to spend these outstanding sums - in accordance with the policies in the Neighbourhood Plan and the wishes of the local community - before they consider CIL spending.

Thanks & best wishes,

James Earl

(Chair, Fortune Green & West Hampstead NDF)

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#### **NDF RESPONSE TO FORTUNE GREEN COUNCILLORS ON CIL SPENDING IN FG WARD:**

Thanks for forwarding and asking for the NDF's views on this.

Obviously, we're very pleased that Cllr Jones has amended the CIL policy so that the CIL priorities in our approved Neighbourhood Plan (see **Delivery Plan, Table 3, pages 70 & 71**) will now be included in the ward lists.

As the Plan covers two wards, I think there will be some degree of overlap between WH & FG in terms of the priorities. Also, a number of things on the list only relate to WH (particularly for the Growth Area).

*For Fortune Green, I'd stress these things:*

**1. Improvements to Neighbourhood Centres - both Mill Lane & Fortune Green**

*>for Mill Lane, see Policy 14, Recommendation I & F11*

*Things that came up in our consultations include: improved signage (from WEL & Shoot-up-Hill); improved pavements; resurfacing of the road; cycle lanes; extra cycle stands; review of parking/road layout; also funding for things like hanging baskets etc (in co-operation with the WHBA?)*

*>for Fortune Green Road, see Policy 15 & F12*

**2. Protection & enhancement of existing green/open space + new trees**

*>that would include: West End Green, Fortune Green, Hampstead Cemetery, Gondar Gardens Reservoir, Westbere Copse NR, Minster Road NR & Maygrove Peace Park (see Policy 16, Local Green Space + Policy 17/Recommendation J + Policy 18/Recommendation K)*

*>new street trees (as requested by local residents)*

**3. Support for community facilities**

*>including WHCC & Sidings CC (see Policies 10 & 11)*

*I think those are the main things for FG - I'm sure other items could be added to the list too!*

*Best wishes,*

*James*

Cllr Phil Rosenberg & James Yarde have submitted their response to the Council, reflecting the views of the NDF and other local groups. The three FG councillors have also submitted a joint response, again reflecting the views of the NDF and other local groups.

**Consultation about planning notifications:** this was discussed at the last meeting (see minutes for details). The main proposal is to remove paper notifications, which the NDF has objected to. The consultation ends on 20<sup>th</sup> January – a link will be included with the email with the minutes.

**Gondar Gardens Reservoir – revised frontage appeal decision:** the 3<sup>rd</sup> scheme went to appeal and was called in by the Secretary of State, partly due to the existence of the N-Plan. The appeal is allowed and the development can proceed. It's thought the developer will proceed with this scheme, but the 4<sup>th</sup> scheme (drawn up and consulted on, but not submitted as a planning application) remains on the table – it was suggested that the sheltered housing proposal was being reconsidered.

**Future of West Hampstead Library:** the issue went to Cabinet in December, which decided to keep all libraries in the borough open. There was a large response to the consultation, especially from WH. The sustainability of WH Library remains an issue – S106/CIL money could be used to support the Library's future. Friends of WH Library (FoWHL) are considering future options. One option is a GP's surgery in the basement (discussions are at a very early stage); other public services could be located in the Library. Across the borough as a whole, Libraries will have to reduce staff and opening hours.; there will also be a reduction in the book-buying budget; and cuts to senior management. We need to think about ways to maximise revenue for the Library. There are plans for a better use of the basement (using the large amount of office space), drawn up by Guy Shackle. The Council is proposing to draw up a 5 year plans for the future of libraries. FoWHL are inviting further ideas and will be having more meetings (to be notified, please ask to be added to their mailing list).

**Future of West End Green public toilets:** the Council has started a 7 week consultation about the future of public toilets in the borough – it is proposing to close 3 toilets, including the ones on West End Green. A link to the consultation will be sent out with the minutes. There is a public meeting on Wednesday 27<sup>th</sup> January, 6-8pm at West Hampstead Library to discuss the issue. The Council want local business to open their toilets to the public. Cllr Flick Rea has raised the proposed closure with TfL (bus drivers use the toilets) and they have expressed concern. S106/CIL money could be used to keep the toilets open. As mentioned in the N-Plan, the toilets are listed (Grade 2) – although this doesn't stop the Council closing them.

**Ballymore Working Group:** a meeting took place on 12<sup>th</sup> December; Gillian Risso-Gill kindly provided these notes:

West Hampstead Overground Station: Two representatives from London Overground/TfL and a representative from Buckingham Group Contracting who will be carrying out the construction work attended the meeting to give an update on the redevelopment of the station. They said the West Hampstead redevelopment was a key project for TfL/Overground. There was much discussion about the use of two emergency staircases leading from the pavement to the platforms to ease anticipated congestion at peak times on the concourse and bridge. This suggestion would mean the removal of the proposed retail unit at the northern corner. This proposal appeared to be resisted by TfL/Overground representatives but it would be considered. The contractor will be on site between January and March to carry out surveys, etc. and construction work will begin on site in August 2016 and continue until 2018. The station will remain operational throughout. The only cranes on site will be small portable ones. There may be some night-time working at weekends to install the bridge. A tree on site that has a Tree Preservation Order will have to be removed. TfL will take over the Community Liaison Group meeting from Ballymore from August.

West Hampstead Square: Three of the blocks are already finished but cannot be occupied until the access road is built and all construction work has finished. Construction is due to be completed in June 2016 when resident occupation will begin. The cranes are to be removed between January and March and the scaffolding will come down in mid January. Landscaping will begin in mid March, planting will be visible along the access road and there will be public open space about towards the end of the site. Other green space will be on podiums not visible from the ground. It was confirmed that The Village Haberdashery has taken all three small business units on the first floor. No other commercial units have yet been taken, including the medical one. There will no longer be a Car Club on site, only 27 disabled parking spaces. Marks & Spencer are keen to start trading onsite in July 2016.

The next meeting of the Community Liaison Group is scheduled for Wednesday 2<sup>nd</sup> March 2016.

**Liddell Road – Contractor Community Liaison Group:** there is extensive disruption on Maygrove Road and Iverson Road due to existing developments; this will get worse when the Liddell Road development starts. There was a call for joined up Construction Management Plans (rather than separate ones for each development). A development is also proposed at 73 Maygrove Road (next to Peace Park) for office to residential and a new floor. Residents in this area feel under siege and would like support from councillors and other local residents in dealing with these issues. Recently, the pavements on both sides of Iverson Road near the Thamelink station were closed – this should not have been allowed to happen. The next meeting of the Group is on Wednesday (13<sup>th</sup>) at 6pm at Sidings Community Centre.

## **8. Other planning issues**

**Student block, Blackburn Road:** there was an application for alterations to building over the summer. The officer's report failed to mention the N-Plan in his assessment of the application. James complained on behalf of the NDF and the report is being altered and the application is being resubmitted to councillors. There is also a licensing application for the student block to extend the hours; individuals may respond to this if they wish.

**317 Finchley Road** (former pub next to Finchley Road & Frognal Overground Station); the site has planning permission for a new development; the developer has acquired land next to the site and plans to submit a new application. James will be meeting the developers later in the week. There is an opportunity to improve the eastern end of Billy Fury Way. More details available on request.

**11 Blackburn Road:** there was a proposal for new development with 9 homes over the summer (ref: 2015/3148/P); the NDF & WHAT objected; the application seems to be in limbo; James will follow up with the planning officer.

**153-163 Broadhurst Gardens** (next to ENO building): work has taken place on the building. There were proposals for a redevelopment, which were discussed in 2013, but no planning application was submitted and the developer's intentions remain unclear.

**Swiss Cottage tower** (100 Avenue Road): the Secretary of State's decision was due before Christmas but has now

been delayed until “early 2016”. It might not happen until after the mayoral elections.

**Site behind the Library:** there is a proposal for a nursing home/sheltered housing, with an entrance on Inglewood Road. As yet, no planning application has been submitted.

#### **9. AOB**

None

#### **10. Date of the next meeting**

NDF meetings normally take place on a Monday evening, as this seems to suit most people. However, a number of people with commitments on a Monday evening have asked us to meet on other dates. We will therefore try meeting on some Tuesdays as an alternative.

The next meeting will be on **Tuesday 1<sup>st</sup> March** at 7.30pm at West Hampstead Library.