



WEST HAMPSTEAD NDF

Neighbourhood Development Forum

Minutes of meeting held on Tuesday 11th November 2014 at West Hampstead Library

Present: James Earl (Chair), Nick Jackson, Emmy van Deurzen, Adam Webster, Stuart Drummond, Joe Joy, Mari Byrno, Jill Hood, Mark Hutton, Enyd Norman, Andrew Saywell, Carlton Johnson, Ian Cohen, Nick Grierson, John Eastwood, Linda Sluys, Branko Viric, Sue Measures, Derek Disson, Nancy Jirira & Michael Poulard.

1. Welcome & apologies for absence

Apologies for absence were received from: Mark Stonebanks, Keith Moffitt, Joan Moffatt, Cllr Phil Rosenberg, Cllr Lorna Russell, Cllr Angela Pober, Andrew Parkinson, Richard Best & Helena Paul.

2. Minutes of the last meeting – 18th September

- Paper copies of the Plan are still available.
- Ballymore Construction Working Party: James will attend the next meeting tomorrow.
- Gondar Gardens: still no news on the outcome of the appeal on the third scheme.
- 100 Avenue Road: no news from the developer following the rejection of the scheme.
- Eruv: still no decision
- WH Underground station proposals: Richard Loftus is making contact with TfL to discuss the proposals; no further word at the moment.
- WH Overground station redevelopment: TfL presented their plans at the Area Action Group meeting on 21 October; consultation events are due to take place, but no word from TfL yet.
- NDF finances: the total sum spent by the NDF from the Ballymore S106 money for 'master planning in West Hampstead' was just over £4,500; this mainly went on professional support and advice on the final draft, including the wording of the policies; the money was also spent on the Synagogue Hall event; and the graphic design of the Plan.
- Lottery grant: an application had been made to the 'Awards for All' scheme to help publicise the Plan; encourage greater understanding and engagement in the planning system; and for future workshops. The NDF has been notified that it has been successful, with a conditional offer of just over £6,000. Thanks to Sue and Nick for their work on the grant application.
- Committee: Linda Sluys had also offered to join the committee in one of the open positions; this was approved with no objections.

Liddell Road: following the meetings in July & September, the Council had circulated a Q&A document about the proposed scheme, which had been posted on their website: camden.gov.uk/liddellroad

A planning application is due to be submitted in late November.

It seems the planning application will be broadly similar to the proposals presented in September. The NDF's main concerns relate to the height of the tower block, the low level of affordable housing, and the layout of the site.

In order to gather views, the NDF has set up an online survey about the proposals; details were sent out last week and will be sent out again with these minutes; so far 82 people have completed the survey; others were encouraged to do so.

The survey is open until the end of November. It was asked if it could be extended further to coincide with the planning application. The issue is cost - a month one survey costs £26, which was paid for by a donation to the NDF; the survey could be extended for another month if someone else wished to make a donation.

It was asked if responses are being tracked. Those responding have to give their postcode (a degree of honesty is involved), so far only one response is from outside the area. Only one response is allowed from each computer. Nick will keep an eye on the responses to check for any particular patterns.

A new residents association covering Maygrove, Iverson, Loveridge, Ariel and Medley Roads has been established. The MILAM RA has written a detailed response to the Q&A, reflecting the many concerns from residents in the streets closest to Liddell Road, which is due to be sent to Cllr Angela Mason this week.

Iverson Tyres site: a scheme was approved last year for a development on this site (next to the former garden centre) up to 6 storeys. The developer has now come forward with new proposals, up to 7 storeys; he has cited the Liddell Road proposals as one of the reasons for adding an extra storey. James and Sue had met the developer earlier in the day to discuss the new scheme; most of the other elements about the scheme appear to be acceptable - but the new height is the main issue. Concerns were expressed that - even before it comes to the planning application stage - the Liddell Road proposals are having an effect on neighbouring sites. The planning application reference is: **2014/5341/P**

Those with views are urged to submit comments - the deadline is 27 November.

3. The final draft of the Neighbourhood Plan

Camden Council's six week consultation on the final draft of the Neighbourhood Plan ran from 18 September to 31 October. In all, 28 responses were received. These are listed - with a brief summary of comments - in the table below:

Number	From	Relating to / notes / summary of comments
1	Sport England	Sport
2	Environment Agency	<i>(no comments)</i>
3	Natural England	
4	CAMRA	Pubs
5	Highways Agency	<i>(no comments)</i>
6	Hampstead Asset Management	Builder Depot site, Blackburn Road
7	The Theatres Trust	ENO site
8	Transport for London	
9	Mary Murphy	<i>(supports the Plan)</i>
10	People's Centre for Change (PCC)	Petition (c.600 signatories)
11	Gondar & Agamemnon Residents' Association (GARA)	Gondar Gardens Reservoir site
12	High Speed 1	<i>(no comments)</i>
13	Mark Hutton, Geoff Berridge, Mike Katz & Phil Turner	Liddell Road site
14	Helene Baker	PCC
15	Nathaniel Lichfield & Partners / Linden Wates	Gondar Gardens Reservoir site
16	Loftus Family Property	Asher House, Blackburn Road
17	Natasha Brown	PCC
18	London Fire & Emergency Planning Authority (LFEPA)	West Hampstead Fire Station & Cottages
19	Savills / Stadium Capital Holdings	Midland Crescent site
20	Cllr Lorna Russell	PCC
21	West Hampstead Amenity & Transport (WHAT)	Viability
22	GL Hearn / Land Securities	O2 Centre car park site

23	Neighbourhood Development Forum	<i>(Camden Council comments)</i>
24	Innes Ferreira	PCC
25	Savills / Thames Water	Water/waste water
26	English Heritage	
27	Lewis Sullivan	
28	Camden Council	Various

James said he been sent the detail of all the comments by the Camden Council planning officers, but had been asked not to pass them on as they contain personal email addresses. Camden Council will produce a summary of all the comments which they will post on their neighbourhood planning website. Publicising the comments is the responsibility of the Council, not the NDF.

The comments will all now be passed to the examiner, who will consider them as part of his work - and some of the issues raised will also be discussed at the public hearing (see below).

It was noted that the length and detail of some of the comments reflect the interests at stake and the future influence of the Neighbourhood Plan, if approved.

The most problematic comments appear to come from the two Blackburn Road landowners (6 & 16) - as both are objecting to the Plan and saying it can't proceed to a referendum. By contrast, the response from other landowners and developers - such as Land Securities - is more positive and helpful.

Jill raised the issue of space for rubbish and recycling bins - particularly for large developments; this had come up at the recent WHAT meeting on the issue; it didn't seem planning officers were very good at considering this issue (it is referred to in the Neighbourhood Plan in paragraph A17).

Nancy said it was important that the views of residents - particularly relating to environmental considerations and issues like basements - should be kept in the Plan as much as possible.

4. Independent Examination

The Neighbourhood Plan will now be considered by the appointed independent examiner - John Parmiter - who will decide if it meets the legal requirements and can proceed to the final stage, the referendum. As part of his examination, he has called a 'public hearing' which will take place on **Thursday 11th December** at West Hampstead Synagogue Hall, starting at 10am. An agenda is currently being agreed between the examiner, Camden Council and the NDF; once finalised it will be circulated. Anyone can attend the hearing, but only those invited to speak will be able to do so. Camden Council is responsible for organising and paying for the public hearing. James had negotiated for the NDF's independent planning adviser, Vincent Goodstadt, to assist us at the hearing; Planning Aid, who have also supported our work, including the SEA, will also be sending a representative to advise us. Of the 30 or so Neighbourhood Plans that have gone to referendum so far, only 3 or 4 have had a public hearing - so, once again, we are early pioneers for this process; it's the first time an urban neighbourhood plan has gone through a public hearing.

Mr Parmiter has indicated that he intends to submit his final report by the end of December.

If the Plan passes examination, in the period before the referendum - although not finally approved - it will have significant influence on planning applications as a 'very advanced' planning document.

5. Referendum

If the Plan is approved by the examiner, Camden Council is responsible for organising an referendum in the Neighbourhood Plan area. They have to give 28 working days notice of the vote. All those on the electoral register are entitled to vote. The process is the same as for any other election: polling cards will be sent out; postal votes are accepted; polling stations will be open from 7am to 10pm.

The maximum expenses for the referendum campaign is based on a formula using the number of electors in the area - this will be around £3,300.

At the moment the dates being proposed for the vote are in early March. The Council have indicated that any later would clash with the run up to the general election in May. If it's not possible to hold the referendum in March - there may have to be a delay until June or July, which James said might not be acceptable to the NDF. It may be the case that the NDF will have to argue that the vote takes place on the same day as the general election. The process - and timescale - will be clearer once we receive the examiner's report.

6. Referendum campaign

Comments were invited on how the NDF should approach the referendum campaign:

- Information should use plain English - not planning speak
- The benefits of Community Infrastructure Levy funding should be highlighted and the 25% we will receive
- Councillors and political parties should be involved - but also those with no political affiliations
- Other referendum campaigns should be looked at for ideas
- Social media will be important
- Further planning will be needed to discuss how the NDF organises and runs the 'yes' campaign

7. AOB

156 West End Lane: Stuart (representing Travis Perkins) reported that the site was marketed last year and Mace was selected as preferred developers. Mace have now been 'deselected' by the Council and a shortlist of developers have been asked to submit new bids by 21 November. It appears there is a conflict in the Council between trying to secure maximum value from the site and a commitment for a high level of affordable housing. Stuart described Camden's approach to the sale as 'shambolic'. It was pointed out that the Council's promise of 50% affordable housing on the site (as made by Cllr Phil Jones at the Liddell Road meeting in September) may now be in doubt. James asked to be kept informed of developments. Local councillors should also be asked for information and greater clarity about the sale process.

8. Date of next meeting

Monday 12th January - 7.30pm, West Hampstead Library.