



# WEST HAMPSTEAD NDF

## Neighbourhood Development Forum

*Minutes of NDF Meeting held on Tuesday 13<sup>th</sup> September 2016 at West Hampstead Library*

**Present:** James Earl (Chair), Nick Jackson, Keith Moffitt, Ian Cohen, Mila Tanya Griebel, John Eastwood, Cllr Flick Rea, Sue Measures, Helena Paul, John Saynor, Bob Akhurst, Bridget Dunne, Ian Ferrie, Sue Atkinson, Nicki Cohen, Davi Kothari, Harry Stobart, David Brescia, Maria Brady, Mary Murphy, Nancy Jirira & Cllr Phil Rosenberg.

### 1. Welcome & apologies for absence

Apologies for absence were received from: Linda Sluys, Cllr Angela Pober, Mark Stonebanks, Alan Watson, Stewart Drummond, Nick Grierson, Brigid Shaughnessy, Kate Shaughnessy & Joseph Black.

### 2. Minutes of last meeting: Wednesday 13<sup>th</sup> July

**Billy Fury Way:** no update on the plans for steps/new entrance on West End Lane.

**NDF priorities for 2016:** the three main priorities for the NDF for the year are:

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

**CS11 consultation:** TfL has published a report on the consultation; the Mayor of London has indicated the plans will go ahead; there may be some modifications. It was claimed that because of the plans for new banned left and right turns in the Swiss Cottage area, there would be an increase in traffic on West End Lane.

**11 Blackburn Road:** the planning application ref: **2015/ 3148/P** has been revised; there are now 6 units. The scheme will go to planning committee, date tbc.

**Camden Local Plan:** the public hearings will take place in October; the NDF has asked to speak, particularly on the issues of height and design.

**617 Finchley Road:** there was another exhibition on 15<sup>th</sup> July for the former Esso garage site. The plans are for 28 units in a 4-8 storey development. The proposals are very modern and there has been no apparent assessment of relevant views. The site is in Barnet and is therefore not covered by the Neighbourhood Plan. A planning application has been submitted to Barnet Council, ref: **16/5296/FUL** (deadline 29<sup>th</sup> September). More details (and a link to the planning application) are on the developer's website: [www.tower-station.com](http://www.tower-station.com)

**Black Path:** local volunteers cut back some of the overgrowth on Bank Holiday Monday in an event organised by West Hampstead Life. A follow up event is planned. Mark Stonebanks was thanked for organising this.

**Minutes:** the minutes were approved, with no objections.

#### **Notices:**

**Committee:** Stephen Nathan is moving away from the area and has therefore resigned from the NDF committee; he was thanked for his contribution to the NDF and the committee.

**Planning notifications:** the Council will end the practice of writing to neighbours about planning applications at the end of September. Residents are being encouraged to sign up to the new 'planning alerts' email service to be informed of planning applications near their house/in the local area. Details will be circulated with the minutes. Local RAs and other groups are also encouraged to circulate this information to their members.

### 3. 156 West End Lane

Following on from the SGM on 1<sup>st</sup> July and discussions at the last NDF meeting on 13<sup>th</sup> July, there was no significant new information to report. A new sunlight/daylight study has been promised but has yet to be published. As a result the formal 3 week period of re-consultation has yet to start.

The Stop The Blocks group said they had uncovered changes to the figures for sunlight/daylight between the information submitted in November and the information submitted in June; they said this was troubling and needed to be investigated. They are calling on the Council to commission an independent sunlight/daylight assessment. The full details are in their recent blog post – which can be seen here:

<https://savewesthampstead.wordpress.com/>

Flick said the Council had now commissioned an independent review of the documents submitted; she had passed this information on to residents who've contacted her about this. This will further delay the process.

Bridget asked for a member of STB to be co-opted onto the NDF committee while 156 WEL was being discussed. James explained that the committee existed to deal with the day-to-day running of the group and the many issues that it was asked to look at. Committee members have decided that the best place for STB to give updates about their campaign is at the regular NDF public meetings – where the information can be openly discussed and recorded in the minutes. It was also pointed out the NDF had already organised a special meeting to discuss the revised proposals. Bridget claimed that the NDF had failed to represent the community's objections and concerns about the development in its objection submitted in December. James said this was completely untrue – and it was a lie for her to keep repeating this statement as a fact. *(At this point Bridget and Ian F left the meeting)*. James reiterated that the NDF's objection was detailed and lengthy - and covered a range of issues raised by members of the community. Furthermore, the objection had dealt with the issue of overshadowing; this had focussed on the MUGA, which would be most affected by this issue; the objection had also mentioned that the application was in breach of *Neighbourhood Plan Policy 17* (green/open space). The NDF will consider further comments raised since December and include those relevant to the N-Plan in our comments on the revised proposals.

In discussion the following points were raised:

- It was regretted that Bridget & Ian had left the meeting; they were now excluding themselves from these discussions.
- The NDF is often perceived as something it is not – we are neither developers nor the Council, and we do not exist to oppose/campaign against every development in the area.
- The 3 co-ordinators of the STB group had also fallen out with other local groups, including WHAT.
- It was noted that the STB group had not had a public meeting in the past 12 months.
- People directly affected by proposals for development often have different views to the wider community; the NDF needs to take a balanced approach, reflecting all views within the area it covers.
- The NDF has gone as far as it can within its remit in terms of opposing the plans for 156 WEL.

The alternative proposals drawn up by Travis Perkins and Create Streets had been circulated. It was noted that Camden Council had now started legal proceedings against TP to use the break clause in their lease, so they have to leave by the end of the year. It was pointed out that TP's proposals had no official weight and could not be discussed by the planning committee; TP did have the option to buy the site. The proposals feature significantly fewer homes (down from 163 to 97); it's not clear how many would be affordable. The Mayor of London's views regarding the loss of employment floor space will be important.

There was a discussion about the views of those living on the Lymington Road Estate. Many of them use Crown Close Open Space and worried about the plans. It was noted that the park was meant for the sole use of these residents; it appears Camden Council has failed to take this issue on board. It was proposed that an event could be held at the Lymington Tenants Hall to publicise the plans; this could be done during the 3 week re-consultation period; the 3 WH ward councillors could be asked to be involved and/or chair the meeting. There is a new chair of LRRRA, who should also be involved in any meeting.

#### **4. West Hampstead Growth Area planning & November workshop**

A report about the consultation at the Jester Festival had been circulated. James had a meeting with Council officers on 2<sup>nd</sup> August to discuss the workshop; this was largely about what we could discuss while we wait for Land Securities to formally commit to the process, as well as about the structure of the event. The workshop will take place on Saturday 12<sup>th</sup> November and it will be open to all those living and working in the area. Further details and the agenda will be published in due course.

There was concern about the possibility of HS2 lorries using the O2 car park as a holding site. There was a request to get information about footfall around the stations; it's thought TfL is collecting this information.

#### **5. Underground Station proposals**

A letter from Camden Council had been circulated which stated that the two-priority areas for step-free access in the borough were West Hampstead and Kentish Town. It was good news that campaigning by the NDF and other groups meant the issue of WH tube station was now on the agenda for Camden Council, City Hall and TfL. A meeting is due to take place with Tulip Siddiq and Val Shawcross (Deputy Mayor of London for transport) in October to discuss our proposals for an upgrade of the station.

It was suggested at a recent 'meet the manager' event at the tube station that Land Securities had committed to paying for an upgrade of the station; it's not clear where this information came from, neither the NDF nor Camden Council are aware of any proposals.

It was pointed out that it would be very difficult and costly to install lifts at Kentish Town station and that 12 carriage Thameslink stations would not stop there – West Hampstead should therefore be the first priority. It's important that we continue to make the case for the station and make sure that we are heard.

#### **6. CIL & S106 money**

Details had been circulated and discussed at the last meeting at the Area Action Group meeting on 14<sup>th</sup> July. Phil said the CIL pot for the area was still pretty much empty, as no significant planning applications had been approved in the area recently. However, large sums remain in the Council's bank account for unspent S106 money. Of particular concern is the £101,000 promised for Maygrove Peace Park from the 65 Maygrove Road development – the Council now say only £56,000 will be spent on the park and this is being held back until 2019/20. The Friends of MPP are requesting that the money is spent now – particularly given the development pressures this area is facing and ahead of the opening of the Liddell Road school next September. The park has been well used this summer and there is new gym equipment, but there remain problems with anti-social behaviour and drug use. Councillors for both FG & WH were asked to follow up on this issue.

#### **7. Air pollution monitoring**

Helena updated the meeting on progress. It's proposed that 10 monitoring tubes will be put up around the area for a month during November/December. Locations include West End Lane, Mill Lane and Finchley Road – including near schools. The tubes cost £10 each and donations/volunteers are welcome to help with this. The next meeting of the group leading on this work will be in early October. Please get in touch via the NDF email if you would like to be involved.

#### **8. NDF Constitution**

Following the last meeting, a detailed response was sent to WHGARA about the points raised in their briefing paper; to date, no reply has been received. The NDF constitution had been circulated with the details of this meeting for members to review and to give them the opportunity to suggest any changes. The NDF committee will consider a number of amendments and bring these to the next meeting.

## 9. Current issues

**Liddell Road Contractor Community Liaison Group:** the next meeting is on Tuesday 20<sup>th</sup> September. Some residents on Maygrove Road had reported movement in their homes due to piling on the site.

**WH Overground station:** work is now underway. Minutes of the meeting on Tuesday 9<sup>th</sup> August had been circulated. A draft landscape plan has been sent to local groups and can be forwarded, on request. There had also been two recent drop-in events at Sidings Community Centre. Concerns were raised about closures/restrictions of the pavements outside the station; this could be dangerous – especially come next September, when children will be walking to the new Liddell Road school. Councillors were asked to monitor this. The aim should be to maximise pavement space; the proposed retail unit could be removed; and there needs to be a better interface with West Hampstead Square. There's also concern about construction lorries – there are problems at the moment with lorries at the junction of West End Lane and Blackburn Road.

**Ballymore Working Group:** a meeting is due to take place tomorrow. Questions were raised about progress on the site, work appeared to be delayed; why the cranes were still there; and the state of construction of the retail units next to the Overground station.

*Following the meeting, these notes from the meeting on Wednesday 14<sup>th</sup> were added:*

- *There's around 3 months left of work on the site; they are currently working 7 days a week.*
- *All the scaffolding has now been removed.*
- *The next step is fitting the balconies.*
- *The first crane is due to go in late October.*
- *OHMG were sacked for "failing to deliver on progress" (the original completion date was September 2015)*
- *Completion will now be in January 2017.*
- *M&S and other retailers are hoping to move in before then.*
- *The Square will be completed in November (including trees & clock)*
- *The retail unit linking to the Overground station will be built as a shop; TfL will then remove the shop.*
- *All utilities are now connected.*
- *The 'Heritage Lane' name was approved by Camden Council.*
- *Next meeting: Thursday 24<sup>th</sup> November.*

**317 Finchley Road:** the NDF's objection was submitted in July and had been circulated; there had been no news since or response from the planning officer. We've agreed to continue to work with the RedFrog Neighbourhood Forum in opposing these plans and, if necessary, to both speak in opposition if it comes to planning committee.

**153-163 Broadhurst Gardens:** a planning application has been submitted (ref: **2016/3930/P** deadline for comments Thursday 22<sup>nd</sup> September) for a new 4/5 storey building. The existing building is judged to be structurally unsound and will be demolished. The original proposals, from several years ago, were for 6 storeys, yellow brick and a very contemporary design; some of these issues have been addressed. However, there's concern about height, design, density, the shops, loss of a tree and vehicle access to the site. It's thought all 30 units are for rent; it doesn't seem any will be affordable. The NDF will object to the proposals and will liaise with CRASH.

**Gondar Gardens Reservoir site:** no news; new proposals are awaited.

**Future of West End Green Public Toilets:** the automatic toilet will be removed when the current contract expires. The WEG toilets will stay open; the Council is tendering for a contract – it was asked if local businesses could apply for this. There will be a charge for using the toilets (likely to be around 25p). The Community Toilet Scheme will go ahead, although it hasn't proved to be a success in Kentish Town. People can also use the toilets in the Library.

There is also a campaign for a toilet at Hampstead Cemetery – there are no facilities there. James had a meeting with Yvonne Klemperer earlier this month. The problem is funding (an estimated cost to install toilets is £20,000) and it's not clear if the footfall would justify the spending. KOVE and WHAT have also been approached to support the campaign. Ian said people could ask to use the toilets at Sidney Corob House, opposite the cemetery.

**Future of West Hampstead Library:** a new consultation with users and friends groups is expected to take place soon. The refurbishment of the Library (to install new equipment) is due to take place in late November. Discussions are still taking place about the possibility of a GP surgery in the Library (from the Brondesbury Medical Centre); a decision is awaited from NHS England.

**TfL bus routes consultation:** details had been circulated; the deadline for responses is Friday 30<sup>th</sup> September. In terms of the N-Plan, the main issue is to stop the empty 'ghost' buses using Mill Lane, so we'll support the plans to extend the 139 route to Golders Green. Concerns have also been raised about a reduction in frequency of bus services on Finchley Road, north of Finchley Road tube station. There are also issues about merging the 13 and 82 routes; services to Aldwych; and reliability on the 328 route. It was pointed out the whole scheme hangs together – we need to make sure the plans to extend the 139 route don't fail again. There's likely to be a wider review of all bus routes in London in the coming months – this is linked to the plans to pedestrianise Oxford Street, which will affect many bus routes.

**Changes to waste collections:** details had been circulated; a decision has been made by the Council and local councillors should be contacted regarding concerns about fortnightly collections and the £75 charge for garden waste collections. Phil said recycling and food waste would still be collected weekly; details of which parts of the borough will go to fortnightly regular waste collections are awaited. Concern was raised about houses divided into many flats – do they have enough storage capacity for waste/bins? Information and communication will be very important – especially for private renters (the Council's record in dealing with this group is very poor) and those properties which have a high turnover of tenants. In the past information has been given out via estate agents; this could be done again. There are plans to improve street cleaning. The measures are due to come into force on 1<sup>st</sup> April 2017.

For garden waste, neighbours can share the charge (it's one charge per collection point) - issues/suggestions:

- There's a seasonal nature to the collections (fewer are needed in the winter).
- There could be 6 weekly community skips/collections (as for Xmas trees).
- Homeowners who maintain their properties are being penalised.
- The Council should offer 10 bags/collections a year for free.
- There should be discounts for the elderly and those on benefits.

## 10. AOB

**The Alliance:** a planning application (ref: **2016/2661/P**) has been submitted to convert the upper floors into flats. There is no change to the pub on the ground floor, which is protected by the Asset of Community Value status. The NDF has submitted comments about the failure to mention the N-Plan and ACV in the application.

**Colour Division:** this popular local printers had closed; some felt the shop shouldn't become another estate agent.

**West Hampstead Football Club:** there are now two sessions a week, on Wednesday and Sunday evenings at PACE next to Fortune Green – see [@WHampsteadFC](#) for details.

## 11. Date of next meetings

The next meeting will be on **Monday 7<sup>th</sup> November** at 7.30pm at West Hampstead Library.

The workshop about the West Hampstead Growth Area will be on **Saturday 12<sup>th</sup> November**, 10am-4pm, Emmanuel School Hall.