



# WEST HAMPSTEAD NDF

## Neighbourhood Development Forum

### *Minutes of NDF Meeting held on Wednesday 13<sup>th</sup> July 2016 at West Hampstead Library*

**Present:** James Earl (Chair), Nick Jackson, Keith Moffitt, Ian Cohen, Alan Watson, Mila Tanya Griebel, John Eastwood, Cllr Phil Rosenberg, Father Jonathan Kester, Ian Ferrie, Joseph Black, Davi Kothari, Sue Spreekley, Samy Merad, Stella Tysall, Janet Crawford, Mark Hutton, Guy Shackle, Jennifer Creswick, Mark Stonebanks, Karen Childs, Nancy Jirira, Sue Measures, Carlton Johnson & Cllr Flick Rea.

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

Apologies for absence were received from: Helena Paul, Virginia Berridge, Stewart Drummond, Linda Sluys, Richard Loftus, Enyd Norman, Angela Ellison & Brigid Shaughnessy.

#### **2. Minutes of last meetings: Tuesday 10<sup>th</sup> May & Friday 1<sup>st</sup> July (Special General Meeting)**

**Billy Fury Way:** discussions on-going; no news to report at the moment.

**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

**CIL:** the sum raised for FG & WH from April 2015 to March 2016 is said to be around £1,200 (sic). It's hoped significantly more will be raised in future years.

**CS11 consultation:** no update from the new Mayor of London as yet.

**11 Blackburn Road:** no news on this planning application. Joseph said the minutes of the last meeting had wrongly recorded his comments on this issue; his point was to question what he said was the NDF's inconsistency of approach between 11BR & 156 WEL.

**Camden Local Plan:** there will be public hearings in the autumn; the NDF has asked for the opportunity to speak.

**Tube station proposals:** there was a discussion about changing the minutes regarding some of the comments made; the suggested alterations were not accepted.

**Kilburn Neighbourhood Forum:** the Forum and its boundary have been designated/approved by Camden & Brent Councils.

**Kentish Town Neighbourhood Plan:** this was approved in a referendum on 9<sup>th</sup> June with a 91% YES vote and a similar turnout to our referendum.

**Canterbury Mansions:** no news on the planning application for mobile phone masts.

**617 Finchley Road:** the developers are having another exhibition on Friday (15<sup>th</sup> July), 4-7.30pm St Luke's Church, Kidderpore Avenue. More details about the scheme are on their website: [www.tower-station.com](http://www.tower-station.com)

**West Hampstead Football Club:** Phil said this was going well with a good attendance; others are welcome to join.

**Minutes:** on a vote, the minutes were accepted and approved.

**Special General Meeting:** there were no corrections to the minutes; on a vote they were accepted and approved. Brigid was thanked for taking the minutes.

### 3. 156 West End Lane

Discussions about the revised planning application had already taken place at the SGM on 1<sup>st</sup> July.

There's no news about the start of the formal period of re-consultation; the planners say they are awaiting further information from the applicant. However, comments can still be submitted via the Camden Council planning website and by email. NDF members are encouraged to submit their responses.

Following the SGM James had written to the planning officer asking for more information about overshadowing at the east end of the site; concerns about the new vehicle entrance on WEL; and requesting for paper copies of the new documents to be left at WH Library. There's been no response as yet.

On behalf of the six NDF members who called the SGM, John said the NDF should include the concerns raised at the SGM in its response to the revised application (as long as they weren't in conflict with the Neighbourhood Plan). The main issues appeared to be: height at the east end; road access; loss of light; and clarity about the social housing and rents.

The following additional points were raised:

- Commercial unit on the ground floor facing West End Lane: the documents suggest 3 options (one very large unit; 3 smaller units; 1 large & 2 small). It was suggested that the preference should be for smaller units which didn't need large and regular deliveries; there were concerns about lorries blocking WEL (large vehicles may not be able to fit through the proposed arch) and the safety of pedestrian crossing. There was a discussion about how this could be written into any planning agreement. It was noted that for the Ballymore development, the additional aims/allocations for the commercial space had been watered down after the application had been approved. The documents also suggest that Aldi & Lidl could occupy the space. Refuse vehicles may not be able to use the arch and could block WEL. Large vehicles exiting the access road will need a large turning circle and will have to cross both lanes of WEL.
- Objection to the design/massing of the south elevation.
- Can we invite A2Dominion to a local meeting? They were invited to the Area Action Group, but turned down the invitation; they've also refused to meet representatives of local groups.
- Loss of light information: there was a request for a full sun-path analysis for 365 days of the year from noon to dusk; local councillors have been asked to help secure this information. The GLA report also raised concerns about overshadowing.
- Shared ownership: the proposals appear to go against Council policy on this issue.
- Freehold: there's been no response from the Council to this issue, as raised by the NDF. The Council's aim is to secure the maximum possible financial return from the site to fund its Community Investment Programme (the money from 156 WEL has already been spent on the new Council offices at St Pancras Square); if the Council didn't sell the freehold, the site wouldn't raise as much money.
- There's more information about the amended plans (including the revised Design & Access Statement) on the developer's website: [www.156westendlane.co.uk](http://www.156westendlane.co.uk)

### 4. West Hampstead Growth Area planning

Following the NDF meeting in May, the Council officer (Richard Wilson) had drawn up a draft Project Brief for the work. James had submitted comments on behalf of the NDF committee, which were accepted. However, following a meeting between James and Richard on 30<sup>th</sup> June, it transpired that there would be a delay in this work. James had been sent this statement from the Council:

*Camden's view is that a planning framework should be produced for the West Hampstead Growth Area to shape and guide the cohesive redevelopment of these key sites and ensure appropriate infrastructure provision. The most significant site, due to its size and location, is the O2 Centre car park which is owned by Land Securities. The involvement and commitment of Land Securities to the production of the framework is therefore essential. Land Securities is currently reviewing its position and commercial flexibility in relation to this site as part of its wider portfolio but is hopeful that it will be able to commit to the production of a planning framework in due course.*

James said the delay was disappointing, but it would be impossible to carry out the work without the involvement of Land Securities. However he said he was keen to proceed with the initial stage of the work, which involves community engagement. We gathered some comments at the Jester Festival stall and are still planning to go ahead with a community workshop in the autumn. James will have further discussions with Richard and the NDF committee over the summer; he will report back at the next NDF meeting in September.

In discussion, the following points were raised:

- The area is being over-developed and can no longer sustain such development without substantial further investment in the local infrastructure, such as doctors' surgeries.
- There was disappointment at the delay; the Council should have carried out this work years ago.
- We need to local at 'landscape architecture' in the master-planning work; there's a need for new parks/green spaces and to link existing green/open space.
- Land Securities should be asked to contribute financially to the master-planning work.
- There was a question about the NDF's role in the master-planning work. The NDF will work with Council planners, planning experts, and the local community in carrying out this work, which is one of the Recommendations in the Neighbourhood Plan. Part of this work involves educating and informing local people about master-planning.
- TfL need to be involved to discuss the public transport implications of future development.
- The GLA should also be involved, as they have expertise in this area.

## **5. Underground Station proposals**

The proposals continue to attract wide support and interest. James, Keith, Richard & Guy had a meeting with Tulip Siddiq MP on 1<sup>st</sup> June to present the proposals; she offered her support and offered to help arrange a meeting at City Hall, so we can lobby the GLA & TfL about the need for an upgrade. James had also presented the plans at the annual Camden public transport meeting on 30<sup>th</sup> June. TfL's response was that they were facing cuts to their budget and that West Hampstead was getting an upgrade of the Overground station costing £11 million.

In discussion the following points were made:

- Why move the entrance to the other side of WEL? It was important to realise that this is not just a local issue, but we need to consider the interchange and the large amount of people passing through the area. The aim is to have all three station entrances on the same side of WEL, which avoids large numbers of people having to cross WEL in a dangerous way. The pavements on the west side of WEL are also being widened outside the new Overground station building and at West Hampstead Square – so there is room to accommodate pedestrian flows on this side of the road (there's no opportunity to widen the pavements on the east side of WEL). It's also important to consider accessibility and the needs of disabled people; having the stations on one side of WEL also addresses this issue.
- The proposals are not finalised; we can and will keep other options open.
- We need to push the proposals and lobby the new Mayor of London.
- There should be a second entrance from Granny Dripping's steps. This could be considered when the O2 car park is redeveloped. The issue would be cost – there would have to be a new bridge and 3 sets of lifts, so it would be expensive.

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

Details of S106 spending in Fortune Green & West Hampstead had been circulated. James highlighted some issues:

- For community facilities, there's £258,000 that remains unspent. The NDF is calling for this to be spent on keeping the public toilets on West End Green open – as well as on the Library.
- More than £200,000 has been allocated to Iverson Road Open Space – without any apparent consultation or

agreement from local councillors.

- There's £39,000 set aside for the Lymington Road estate MUGA.
- The £24,000 'West Hampstead Policy Contribution' has been allocated to the WHGA master-planning.

In discussion, the following points were raised:

- The community should be consulted about how the unspent money is allocated.
- Fortune Green Play Centre needs money (the Council commissions PACE to run the Centre, who are currently negotiating for a long term lease).
- While councillors are being consulted about CIL spending, it's not clear who's allocating the S106 money. Is it Council officers? Who are they accountable to?
- Most of the parks/open spaces in the area are having their outdoor gyms/play equipment replaced – despite some of it only being a few years old.
- For some of the developments on the list, work is not finished so the sums may not have been received.
- The list fails to mention the 65 Maygrove Road development, which allocates £170,000 for Sidings Community Centre and £100,000 for Maygrove Peace Park. For the latter, the Council now say only £56,000 will be allocated to the Park and the sum will be withheld until 2019.
- Fortune Green is still waiting for £16,000 from a development on Finchley Road; the FoFG have had difficulty trying to get promised money allocated and spent.
- The list doesn't include contributions to affordable housing; this goes into a borough-wide pot.
- The issue of S106 is on the agenda for tomorrow's Area Action Group meeting and the NDF should raise these issues then.

## **7. Air pollution monitoring**

Following the NDF meeting in May, volunteers had come forward for this work. Helena was unable to attend this meeting, but had emailed this update:

*Six people have met to work out where best to put NO2 tubes in Fortune Green and West Hampstead NDF area. So far we have chosen 10 sites. We also decided that we would probably wait until November to do the month of testing, due to other commitments and also to avoid summer holidays and half term holidays. It is also because for the results to be included in DEFRA records the tests have to begin and end within two days of the beginning and end of a month, so for example, some people can't manage September and the month of October is not suitable due to half term holidays. We will be purchasing tubes once we have decided on the full number we need. We will cover most of the cost ourselves – the NDF has kindly offered a contribution for those who can't afford the tubes so easily. If anyone else wants to join the group, or if anyone has particularly strong ideas about where tubes should be placed, please contact Helena Paul.*

The next meeting of the group will be on 27<sup>th</sup> September at 7.30pm at Moments café on West End Lane. Anyone interested in getting involved should contact James, who can pass their details on to Helena.

The monitoring will take place at 10 sites across FG & WH starting at the end of October for a month. Most of the sites are on major routes in the area and near schools. The monitoring tubes cost £10 each, so the total cost is £100. The NDF has offered to make a contribution; other donations would be welcome.

It was asked whether the group could get support/financial help from the Mayor of London. A recent report detailed air pollution levels around 400 schools in the capital; 36 Camden schools exceeded legally acceptable levels. It was suggested that every school should have a responsibility to monitor air pollution, especially given the impact of high levels of air pollution on children.

It was stated that the main problem is vehicles and traffic; the school run traffic is a particular problem.

## **8. NDF Constitution & WHGARA briefing paper**

No further comments were offered on this issue. James said he would write to WHGARA with the responses to

their suggestions. Some things have already happened and some suggestions are being introduced. The next NDF meeting in September will discuss possible changes to the constitution.

## **9. Jester Festival stall & donations**

The NDF had a stall on both Saturday and Sunday, which was a useful chance to speak with local residents about planning issues and the future development of the area. Discussions focussed on the Growth Area; our tube station proposals, for which there was lots of support; and our petition to keep the public toilets open on West End Green. Donations were also made to contribute to the running costs of the NDF; along with the donations received at the SGM, £130 was raised. Thanks were given to those who've contributed; more donations would we welcome! Details about how to donate, including making online payments, had been circulated to NDF members. In addition, around 60 people signed up for the NDF mailing list, which takes the total number getting our emails to more than 500.

## **10. Current issues**

**Liddell Road Contractor Community Liaison Group:** there was a meeting yesterday evening. Maygrove Walk will remain closed until next summer, as Japanese knotweed has been found and needs to be treated. The new access road will not be created until next summer. Due to the installation of power supply to the site there will be some road disruptions in October. Two cranes will be on site from September. The build is on schedule and due to be completed next summer, so the school can open in September 2017. Some of the trees on site blew over during recent windy weather; the two remaining trees are damaged and will be removed; those present asked for mature trees to be planted to replace all the trees lost during the development. The group requested that a representative of Kingsgate School attend future meetings; it was felt that, to date, there had been little or no engagement by the School with our community (it was also noted that there was nothing about the Liddell Road site on the School's website). The next meeting will be in September, date tbc.

**WH Overground station:** details about the redevelopment had been circulated. The work is due to start in August and take two years; the station will remain open while the work takes place. Next meeting is on 9<sup>th</sup> August.

**Ballymore Working Group:** there had been a meeting on 6<sup>th</sup> July. The contractors have been sacked and so work is further delayed. They are now aiming for completion at the end of the year. The M&S store is due to open in late October. Next meeting is on 14<sup>th</sup> September.

**Gondar Gardens Reservoir site:** no news; new proposals are expected in the autumn.

**People's Centre, Shoot-Up Hill:** no update.

**317 Finchley Road:** the NDF's objection had been submitted and circulated; a decision is awaited.

**Future of West End Green Public Toilets and NDF petition:** Flick had been to a Council procurement meeting at which there was a discussion about running costs and whether money could be saved. Two firms are said to be interested in running the facilities; the Council is awaiting tenders. The electronic toilets will go. TfL have refused to make a contribution, despite bus drivers using the toilets. Local businesses could also be asked to pay. The councillors have asked for CIL money to be allocated to the toilets. The NDF has been gathering signatures on a petition calling on the Council to allocate the unspent S106 money to the toilets to keep them open.

**Future of West Hampstead Library:** no news; discussions continue. FoWHL were congratulated on their recent talks and events; they've also bought a new PA system for the Library, which the NDF contributed towards. The Library will be closed for two weeks (probably in late August) for work to install new electronic equipment. The

land behind the Library (currently a car park) has not yet been sold, but is earmarked for disposal by the Council; one proposal is for a new doctors' surgery with some new housing.

## **11. AOB**

**Emmanuel Church:** Father Jonathan said the building work is 6 months in, with 3 months to go. There will be 4 new meeting rooms (one large for 100-150 people and 3 small) as well as a kitchen and accessible toilets. There are also plans for a night shelter in the winter. There will be a re-opening event in October. More information about the work can be seen on the Church's website: [www.emmanuelnw6.com](http://www.emmanuelnw6.com)

**Mill Lane Post Office:** this has now moved to Dass newsagents next to The Alliance. It's not clear what will happen to the old post office building.

**The Railway:** there's an application for tables and chairs on the pavements outside the pub. Concern was expressed that this was already a busy area with narrow pavements. Deliveries for the pub are also parking on the corner of WEL/Broadhurst Gardens, which is dangerous and blocks the route for C11 buses.

**Area Action Group:** this takes place tomorrow at 7.30pm at the Synagogue Hall. There'll be discussion about S106 money; our tube station plans; and the Council's housing policy.

**Black Path:** parts of it are very overgrown. Mark S & Phil are working with the Council and Network Rail (who own the path), but it's proving difficult to contact the owners of the affected properties on Sumatra Road. It was suggested the West Hampstead Green Gym could help with cutting back the trees and shrubs. A KOVE walk is due to take place on 11<sup>th</sup> August; they're worried about potholes on the path and that 'no cycling' signs have been vandalised. It was pointed out that in the past the Council had leafleted properties on the south side of Sumatra Road and threatened fines to owners who didn't cut back their trees/shrubs.

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

The next meeting will be on **Tuesday 13<sup>th</sup> September** at 7.30pm at West Hampstead Library.