



# WEST HAMPSTEAD NDF

## Neighbourhood Development Forum

*Minutes of NDF Meeting held on Wednesday 18<sup>th</sup> January 2017 at West Hampstead Library*

**Present:** James Earl (Chair), Linda Sluys, Carolyn Connor, Angela Ellison, Davi Kothari, Felrina Fusaro, Cyrus Parvin, David Brescia, Stewart Drummond, Michael Shields, Maureen Smith, Stella Tysall, Mark Hutton, Enyd Norman, Jill Hood, Joseph Black, Ian Ferrie, Eugene Regis, Mark Stonebanks, Robert Lastman, Helena Paul, Guy Shackle, Alan Watson, Diana Robin, Nick Jackson & Sue Measures.

### 1. Welcome & apologies for absence

Apologies for absence were received from: Keith Moffitt, Ian Cohen, Cllr Flick Rea, Virginia Berridge, John Eastwood, John Saynor, Cllr Phil Rosenberg & Reneé Banoun.

### 2. Minutes of last meeting: Monday 7<sup>th</sup> November

**Billy Fury Way:** plants and shrubs had been cut back in an effort to make the path safer. Preparatory works for the new entrance from West End Lane are due to start around now. There had also been cutting back of plants on the Black Path organised by the local police team & Network Rail.

**CS11 consultation:** the Mayor of London has given the go ahead to most of the scheme, with a few amendments. Details here: <https://consultations.tfl.gov.uk/cycling/cs-11/>

**Camden Local Plan:** the examiner's report is due to be published soon.

**617 Finchley Road:** as yet, no decision by Barnet Council.

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

**TfL bus routes consultation:** no update from TfL following the consultation.

**Waste collections:** the Council has now announced which streets will be moving to fortnightly rubbish collections; most streets in FG & WH are affected; the details had been circulated. A number of concerns had been raised about the plans, including at last week's Area Action Forum, with a number of issues remaining unaddressed. It was pointed out that the Camden Labour Manifesto 2014-18 promised that "we will maintain weekly recycling and waste collection service for all of our residents" and "we will refuse to follow Tory-Liberal Democrat policy to charge our residents for refuse collections" – and that both these promises had now been broken. No Labour councillors were present to respond to this point.

**The Alliance:** the planning application (ref: **2016/2661/P**) has been approved.

**Green Gym:** the group is still looking for help and more volunteers; see November minutes for contact details.

**Jane Evans:** the founder of the Friends of Minster Road Nature Reserve sadly died last week. Jane was also secretary of the Fordwych Residents Association and an early member and supporter of the NDF.

*The minutes were approved, with no objections.*

### 3. West Hampstead Growth Area Workshop – report back

The workshop had taken place on Saturday 12<sup>th</sup> November and had been well attended. Details of the presentations given had been circulated – as well as the independent facilitator's report. Those who attended felt it had been a very useful session with constructive discussions. James briefly outlined the main points in the

facilitator's report – including the design brief; strengths & weaknesses assessment; the 4 group proposals worked on; and the conclusions and next steps.

In discussion, the following points were raised:

- Is it right to propose to remove the Homebase? This suggestion to either move or remove the store had originally come from Land Securities (the owners of the O2 site). It takes up a large part of the site, so it's removal could open up other possibilities. One of the suggestions at the workshop was for a new garden centre on the wider site, next to a new area of green space. It was also suggested that the O2 Centre could be expanded, with more shops.
- There was a discussion about the links to the tube stations (both West Hampstead & Finchley Road). There was no specific discussion about the costs, but TfL have previously said they expect upgrades to be part-paid by developer contributions. The conclusions of the report make clear this is a key point.
- It's important to focus on linkages between sites; this has been lost in the mix in other recent developments.
- CIL money could be accessed to make small improvements, clear ups and green space improvements.
- In terms of next steps, the NDF will need to keep the pressure on Camden Council to continue with this work and the promised further events in 2017.

A paper copy of the full report will be placed in the Library.

#### **4. Underground Station campaign**

The Mayor of London has recently announced a £200 million fund for step-free access over the next 5 years. The stated aim is to have 30 additional stations with step-free access by 2022. TfL is undertaking a review to decide which stations will get the funding – taking into account these criteria:

- *Previous commitments to deliver schemes which were cancelled under the previous Mayor.*
- *Addressing a historic lack of step-free access in the wider local area.*
- *The availability of opportunities to work with others such as third party funding from local developers.*
- *Locations which serve designated Opportunity Areas or Housing Zones.*
- *Stations where access can be delivered quickly and at lower costs or where we have the ability to deliver the scheme now due to wider station improvements.*

It's hoped that following the lobbying by the NDF over the past year – including Guy Shackle's designs – the issue of West Hampstead tube station is now firmly on the agenda for TfL.

Andrew Dismore and Tulip Siddiq have also been lobbying for WH to be on the list.

It's important to focus on the particular pressures for WH tube station – especially the interchange issue.

It's also worth focussing on passenger numbers – the latest figures (for 2015) show that WH tube station had an annual entry/exit figure of more than 11 million – one of the largest figures for a tube station outside central London. Do other tube stations in line for step-free access funding get this level of passengers?

#### **5. 156 West End Lane**

The planning application has been listed for the planning committee meeting on Thursday 2<sup>nd</sup> February.

There was a re-consultation before Christmas following the submission of new information on sunlight/daylight; the NDF had circulated the details, but hadn't submitted any further comments; further responses have been submitted, including from the Conservation Area Advisory Committee and Stop The Blocks.

For the meeting objectors get a total of 5 minutes to make their points, which has to be shared out among those wishing to speak. It's unusual to get longer than this, but given that it's such a large and significant planning application, we could ask for more time. Points made at the meeting need to be focussed and address the key issues; Neighbourhood Plan policies should be quoted; it's also useful to try and get more questions asked by committee members; councillors can also speak against the proposals; based on other planning committee deputations (including Liddell Road & Gondar Gardens) the advice is to have one or two good speakers.

If the application is approved, it will go to the Mayor of London for approval (GLA Stage 2 report).

Travis Perkins confirmed their continued strong opposition to the scheme; they don't believe the Council has

listened to their concerns and objections. They understand the case officer will recommend the scheme for approval. They won't seek to speak to at the planning committee. In terms of their lease, they were served with a notice in December 2015 to leave the site by December 2016. Their legal advice is that the notice was invalid and discussions are on-going with the Council; they will remain on the site until the issue is resolved.

It was pointed out that there are different views in the community about the scheme; there is a need for new housing; a balance needs to be struck between affordable housing and other priorities.

It was claimed that the scheme was, in effect, 80% unaffordable and the development was for profit. It is public land and there has not been full transparency.

It was noted that the proposals would probably be worse if it wasn't for the Neighbourhood Plan; the Plan had made a difference, particularly for the west building and the West End Lane frontage; the height of the building had been reduced and other improvements made since the first proposals were put forward.

The daylight studies/analysis had concluded that the proposals are acceptable and comply with legal limits; STB dispute this.

Issues to stress at the planning committee include: impact on Conservation Area; loss of employment space; and overshadowing.

Details of the planning committee meeting are published a week before the meeting; details will be circulated; members of the public can attend the meeting – it can be effective to have a large number of people present to emphasis the scale of objections.

## **6. Air pollution monitoring - results**

Results of the monitoring are being published – the details were circulated on paper at the meeting and will be circulated with the minutes; it's hoped there will also be coverage in the local press.

Twelve tubes were put up in locations across the area and information gathered over one month period from late October to late November. In all 11 results came back, including for various sites on West End Lane, on Finchley Road and sites close to Emmanuel & Beckford schools. The measurements taken were for nitrogen dioxide (NO<sub>2</sub>) which has a legal limit of 40 parts per metre cubed (µg m<sup>3</sup>). All but one of the sites breached this limit. Of particular concern is a reading of 165 µg m<sup>3</sup> on Finchley Road (at the junction with Fortune Green Road) – which is 4 times the legal limit.

In discussion, the following points were raised:

- Primary school children and the elderly are at particular risk from high levels of air pollution.
- We need to draw attention to these figures – and lobby Camden Council, the GLA & central government.
- West End Lane is gridlocked most mornings and evenings.
- The school-run is a big problem.
- From September, young children will be walking between the Kingsgate & Liddell Road school sites – exposing them to very levels of air pollution.
- It's been suggested that CS11 will go up Finchley Road in future – this could affect air pollution levels.
- People in cars are exposed to even worse levels of pollution.

Helena and her colleagues were thanked for their work and gathering these results.

## **7. Priorities for 2017**

Priorities had been set for the NDF's work in 2016. These were specific issues we wanted to focus on – beyond our commitments in the constitution and Neighbourhood Plan. For 2017 it was proposed that the priorities should be:

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

These were agreed, with further suggestions/comments welcome at the AGM.

## 8. Plans for AGM: changes to constitution & elections

As mentioned at the November meeting, the NDF committee will be bringing forward a number of proposals for changes to the constitution – based on suggestions from WHGARA and others. If NDF members wish to submit proposed changes, these need to be received at least 21 days before the AGM. There will also be elections to all officer and committee positions at the AGM – including for a new Chair.

## 9. Current issues

**Liddell Road Contractor Community Liaison Group:** there had been a meeting on 15<sup>th</sup> November. Building work is largely on schedule and the new school buildings are emerging. There have been minor amendments to the original planning application. The next meeting is on Tuesday 21<sup>st</sup> February.

Some residents on Maygrove Road have expressed concern about parking problems in the area. There's a petition to extend the currently restricted hours into evenings and weekends. It's been suggested that there could be a new sub-zone for the CA-Q parking zone; however this could cause over-spill into neighbouring streets. Other options suggested including making Maygrove Road one-way and/or making it a no through road.

**WH Overground station:** there had been a meeting yesterday. There was a discussion about the bus stop outside the tube station; the site offices on Blackburn Road have been moved for several weeks to make way for TfL work on the tube lines; work has been delayed by the Ballymore over-running, but is now underway; there was a discussion about trees and planting - a landscape designer has not yet been appointed. It was asked if the retail unit was still being built and what the building line will be. The next meeting is on Tuesday 28<sup>th</sup> February.

**Ballymore Working Group:** at the meeting on 24<sup>th</sup> November the developer had stated that the first residents would be moving in around now; this doesn't seem to be happening and building work continues to fall behind schedule. It's understood that new residents have been told they will be able to move in on 1<sup>st</sup> March. A number of units are up for sale or rent. M&S are fitting out their new store; this and other retail units are expected to open next month. It was noted that the air conditioning units on the outside of the flats are something of an eyesore and were not included in the original plans. It was pointed out there were missing bricks on the retail units; it appears to be a low-quality build. These issues could be followed up with the Council's planning enforcement team. There was a question about the building line of the retail unit nearest WEL; it's currently hard to make out if this has been built as planned. The next meeting has been postponed until Tuesday 28<sup>th</sup> February.

**Gondar Gardens Reservoir site:** no news; proposals are expected soon for the upmarket retirement development.

**Future of West End Green Public Toilets:** no update; the disabled/pay toilet is expected to go soon.

**Future of West Hampstead Library:** changes have been made to the entry/lending systems. You now need a Library card and PIN number to enter the Library before 12pm. Regular users have been informed about this, but occasional users may be caught out; it pay also put off some people from using the Library.

## 10. AOB

A planning application has been approved for a wooden fence to replace the brick wall in front of the Railway Cottages on Iverson Road (opposite the Thameslink station entrance); it was noted a fence wouldn't last as long and would be less visually appealing.

## 11. Date of next meeting

The next NDF meeting & AGM will be on **Monday 6<sup>th</sup> March** at 7.30pm at West Hampstead Library.