



WEST HAMPSTEAD NDF

Neighbourhood Development Forum

Minutes of meeting held on Monday 23rd September 2013 at West Hampstead Library

Present: James Earl (Chair), Mark Stonebanks, Pauline Atlas, John Eastwood, Margaret Willmer, Mark Hutton, James Little, Dean Langston, Sue Measures, Nick Jackson & John Saynor.

Apologies: Virginia Berridge, Linda Sluys, Stewart Drummond, Cllr Flick Rea.

Item 3: There were concern about trees (mainly from the Ballymore site).

A request was made for a general policy on trees.

Item 4: James Earl asked for volunteers and showed the new leaflet. There are approximately 80 streets.

JE circulated a list of streets. If everyone can do 2 roads that will help out.

JE to email out a version of the leaflet.

159 Iverson Road: James Earl read out email from the developers.

Not going ahead at the moment as there are problems with the proposed change of use

The committee had discussions with the O2 centre developers.

They reported back that they believed there was no development going to happen immediately.

The developers seemed to be taking a longer term view and were looking over various options.

The feeling of those who went is that could be very imaginative solutions to the site, not necessarily just tower blocks

LiddellRoad development was discussed, and there is deadline of the 15th of October for anyone who wants to comment on it

Leaflets were given out

There could be 100 homes associated with the project (and all the associated workings)

The suggestion is to have an infant department at one site, and a junior one at the other

There could be 2 different start times (30 minutes apart)

It would be a long commute between the two schools esp with a small child or two

Also are two schools too small? Should it be 2 schools?

School and development of the site comes as one. Sue suggests they need to be done in one go.

It is as large a number of homes as the Ballymore site.

The feeling of the meeting was to not get involved with the debate of the exact funding (free school v Camden)

but to focus on the effects that parents and local residents will feel

No decision as to the catchment area as yet. This is a Kilburn school development, so it is possible that they will get priority

Item 6:

The 6th version of the draft was discussed as follows:

Q) How do we fit in the wider picture of and our weight vis a vis the Camden and London plans etc was asked

A) We sit below the National, then London, then local (Camden) plans strategically.

A) When it comes to actual applications when they come to Camden's planning committee, they look at them individually and take our NDF plans into account where appropriate, as we give more detail than the bigger plans

A) Sections 1.2 and 1.3 of the introduction to our NDF (Draft 6) give more details of where we sit.

Section 1.8 is new

Sections 2 and 3 were gone through quickly

Section 4

James Earl gave a summary as this is a main section

4 A.15 has new text in it

"West Hampstead Growth Area targets" section (page 12): the proposed jobs for Midland Crescent really is "(c. 11-112 jobs)". It isn't a mistake, as the number of jobs depend on the business(es) that use the premises

There was also a request to put on the size of the premises in square metres

4 B.15 (page 13), there was a request that it gets reworded as "decisions are taken"

Policy 4 (page 15), it was suggested that the policy be expanded to possible future / theoretical sites, as over time other sites may arise and it would be good to have coverage for them

It was also asked if the NDF plan would be a rolling one. The answer is that it isn't as such. If updates were to be made, they would have to be put to a referendum.

Part D Transport is a new section. A brief discussion was had about the large amount of trains (passenger and freight) and passenger movements especially on the Overground and Underground lines.

It was asked if the Underground station had a second entrance (at the far signal box end of the platform), there would need to be an increase in staffing to accommodate the second gateline. It was felt that this was probably the case, and it could make the difference between having a second entrance and not. The second entrance would be (presumably) be equipped with lifts to enable step free access, which would be very welcome.

It was brought to the attention of the NDF that the benches at the corner of West End Lane and Hemsdel near St James' Mansions are causing problems with youths + litter. W.H.A.T. are going to investigate into whether a bin can be provided to alleviate the problem

D.15 Street Clutter: it was asked if this could be expanded to all visual clutter including Estate Agents boards?

Section E

It was asked if private schools should be mentioned too (section E2)

E4: there are other health services in the general area, but they aren't dedicated to Camden residents

E5: James Earl to consider if the list of community facilities listed is complete

Section F - has been rewritten

P26 James Earl to look into if consideration of subsidised businesses should be a planning issue.

Policy 12: it was asked if we could mention pubs too as they add considerable social value and cohesion to the area and we should try to keep them as much as possible. It was noted that St Johns Wood had lost almost all of theirs.

P27 The trend of changing shops to housing was seen as shutting down life on the street and making areas feel less alive, and this should be discouraged.

There are tree preservation orders along Mill Lane. This also brought up the garden homes that are springing up on Mill Lane. They were seen as a good thing in general as long as they were of a suitable quality and had gone through the proper planning process

Policy 16: currently trees are seen in some areas as very patchy, not just the amount but the quality / consistency of them

The group "AGiggle" green spaces for London, have a plan for us in West Hampstead

Part 7 of the agenda: the group "commonplace" might be able to give us online mapping ability

AOB: Camden have money from Ballymore to create an area masterplan. It was asked if we can push Camden to use this money properly

Can everyone please look at the road list and see if there are any to be added, and if they can assist with any roads.