

Fortune Green & West Hampstead Neighbourhood Development Forum

Minutes of meeting held on Monday 26th March at Sidings Community Centre

Present: James Earl, Margaret Willmer, Bradley Brown, Cllr Keith Moffitt, Joan Moffat, Linda Felton, Nick Jackson, Mark Stonebanks, Mike Clark, Sue Measures.

Apologies: David Richards, Cllr Gillian Risso-Gill, Cllr Flick Rea, Virginia Berridge, Sally Hodgson, Patricia Cook, Ian Cohen.

1. Welcome & Introductions:

James welcomed everyone to the third meeting of the Forum.

2. Minutes of the last meeting – 28th February:

Mark Stonebanks will be working on an initial project on existing and recent developments in the area; volunteers are still welcome.

The proposed development at 187 West End Lane has been referred to the Mayor of London for approval.

3. Update on NDPs:

James said he had sent a link to the newly published regulations on NDPs; they clarify what Forums have to do in order to submit an application; we are doing or have done most of the things required.

Camden Council's Site Allocations Document (including three sites in our area: 187 West End Lane, 156 West End Lane & the O2 Centre car park) is in the final stages of consultation before it is sent to the planning inspector for approval.

There was a question about the terms 'town centre' and 'village feel'. Town Centre is a planning term used by the Council to define the main shopping area of WELane. Village feel is something residents have mentioned they like about the area in recent consultations and Place Shaping workshops.

4. Agreement on area to covered:

The last meeting had agreed the northern, eastern & southern boundaries of the area – sticking to the ward boundaries of Fortune Green and West Hampstead. In the west, it was agreed to exclude Kilburn High Road and Cricklewood Broadway as there are likely to be NDPs for both Kilburn & Cricklewood in the future.

5. Adoption of Constitution:

The final draft had been circulated before the meeting. Sue proposed adding an Inclusion Strategy; this could be done in an appendix. Article 6iv, it was agreed that the quorum for general meetings should be 9.

The final draft was proposed by Keith & seconded by Joan. It was adopted as the constitution on a show of hands, with no objections or abstentions.

6. Election of officers:

Chair – James Earl was proposed; there were no other candidates. James was elected with no objections.

Vice-Chair – Cllr Keith Moffit was proposed; there were no other candidates. Keith was elected with no objections.

Secretary – there were no nominations.

Treasurer – Mark Stonebanks was proposed; there were no other candidates. Mark was elected with no objections.

Communications Officer – Nick Jackson was proposed; there were no other candidates. Nick was elected with no objections.

The position of Secretary will be kept open for election at the next meeting. It was suggested that the job of minuting meetings could be done by different volunteers at future meetings.

7. Place Plan presentation:

Kate Goodman from Camden Council's Place Shaping team had been invited to the meeting to give a presentation and answer questions on the Council's Place Plan for West Hampstead.

(see separate document for the presentation).

During a round of questions, the following points were made:

The Place Plan & NDP have different boundaries.

There was a request to focus on the West End Lane and Mill Lane retail areas; and for detailed planning guidance for both areas.

There were questions about highway improvements and green space.

S106 money from the 187 West End Lane development could be at least a year away.

Conservation areas are already protected and were recently reviewed by the Council.

It was pointed out the PP excludes large parts of Fortune Green ward and doesn't focus much on residential areas.

The PP has general objectives and themes; the NDP will go into more detail.

There were questions about the future sale of 156 West End Lane by Camden Council.

There was a call for the Council to co-ordinate work in the area – eg roads & pavements at the same time.

It was asked if opinions and ideas from the recent PS workshop would be available; some will be on the PS website.

Kate said she was happy to be the main PS contact for the Forum. It was suggested she could be invited to a future meeting when we have a draft NDP in place

8. Any other business:

Mark suggested the Forum could have a stall at the Jester Festival and invite comments on people's priorities for the area.

There were complaints that the Council's S106 process was too opaque and that little information was given to residents. It was suggested that the NDP should have a 'shopping list' of projects to be covered by future S106 money.

Camden Council is in the early stages of studying the new Community Infrastructure Levy; most of the money will initially go to Crossrail, other funds could be spent on future projects in the borough.

9. Next meeting:

The next meeting will be on **Wednesday 25th April** at 7.30pm – venue tbc.