



# **WEST HAMPSTEAD NDF**

## Neighbourhood Development Forum

*Minutes of meeting held on Thursday 29th August 2013 at West Hampstead Library*

**Present:** James Earl (Chair), Stuart Drummond, John Eastwood, Brigid Shaughnessy, Mila Tanya Griebel, Joan Moffatt, Cllr Gillian Risso-Gill, Michael Aherne, Carlton Johnson, Richard Olszewski, James Little, Angela Pober, Stephen Nathan, Cllr Nancy Jirira, Sue Measures & Mark Stonebanks.

### **1. Welcome & apologies:**

Apologies for absence were received from: Cllr John Bryant, Nick Jackson, Tibor Gold, Richard Loftus, Linda Sluys, Virginia Berridge, Mark Hutton, Cllr Flick Rea, Cllr Keith Moffitt & Ian Cohen.

### **2. Minutes of the last meeting – 18th July:**

The powerpoint presentation given by the Camden planners on the WH Growth Area had been circulated and is on our website. James had fed back comments that more work was needed to consider infrastructure requirements, as well as Blackburn Road & the Interchange area. A consultation on the Council framework is due to take place in the autumn.

156 West End Lane: Travis Perkins have a six year lease, with the first break clause after three years.

An infographic of the leaflet responses had been circulated and posted on our website; thanks to Rozelle.

A number of the transport issues raised during our engagement had been referred to WHAT (West Hampstead Amenity & Transport); the chair of WHAT urges those concerned about these issues to join the group and attend their meetings - details on their website: [www.whatnw6.org.uk](http://www.whatnw6.org.uk)

However, as WHAT don't meet over the summer, the NDF has taken up some of the issues:

- The problem of delivery lorries blocking West End Lane was raised with Council officers and the Council's transport planners have agreed to bring forward a consultation in the autumn on greater restrictions on waiting & loading times on WEL. The general feeling is that Tesco are the main problem, although residents above the store had complained about night time deliveries; Sainsburys normally deliver in the evenings. The issue of the new Waitrose was raised; Gillian said she'd been in touch with them and they propose to make deliveries between 6-8am only. The issue of deliveries to West Hampstead Square retail units was raised; it's not clear where lorries will park. Details of the consultation will be circulated when they are published.
- Regarding the issue of empty buses using Mill Lane, James had written to Metroline on behalf of the NDF. There's due to be an article in next week's Ham & High about this.

Richard Loftus was thanked for organising the tour of the new student building on Blackburn Road.

### **3. Additional support:**

Positions remain open for help with secretarial/admin work; as well as a referendum officer.

### **4. All household leaflet & delivery:**

Mark has been working on a redesigned leaflet. It's four sides of A4 and will be delivered to all 11,000 households in the area. There was discussion about whether to use envelopes and address labels. It was suggested NDF members could volunteer to deliver on their local street/building.

The NDF also needs to engage with Hampstead School. Gillian is a governor and offered to help. The school has a newsletter called "Hampstead Buzz" which could be used to engage students, staff & parents.

#### **5. NDF finances and grant:**

Most of the grant hasn't been spent yet; it will pay for the leaflet printing & September workshop.

#### **6. Planning applications & developments:**

- 156 West End Lane: James & Mark had a meeting with Travis Perkins in July & they submitted comments on the 5th draft. The whole site is for sale and bids are being made. TP have been there 35 years and are keen to stay, as it's a very profitable site for them. They may bid to buy the site.
- 159 Iverson Road (Iverson Tyres site): no planning application has been submitted yet.
- Blackburn Road: a number of concerns have been raised about this area and the Plan will need to take a view on what's needed to happen. Suggestions including making it for pedestrians/cyclists only and/or blocking the West End Lane entrance and connecting it to Finchley Road. The arrival of the students will make a difference due to taxis/deliveries etc. It was suggested there could be a new entrance to WH tube station at the bottom of the road.
- O2 Centre car park: the owners of the site, Land Securities, had submitted comments on the 5th draft. The committee have a meeting with them tomorrow & will report back to the next NDF meeting.
- Alfred Court & Abercorn School proposal: the NDF has objected to the change of use. Comments can now be made until 10th September. The planning application reference is: 2013/4596/P.
- Liddell Road & school proposal: the committee met the Council's project officer for the site in July. There are a number of concerns including access to the site, layout of the site, links to Kingsgate school, other large developments on Maygrove/Iverson Road; affect on Maygrove Peace Park. The Council are due to have two consultations in the autumn: one on the principle of expanding Kingsgate school (rather than having a new school) and one on the development on the Liddell Road site (and the loss of existing businesses). There's due to be a consultation event at Sidings Community Centre on Wednesday 25th September, 3-8pm.
- Community Infrastructure Levy: there's a second consultation on the Camden CIL, which will largely replace S106 payments from next spring. Details are here:

**[https://consultations.wearecamden.org/culture-environment/camden-community-infrastructure-levy-draft-chargein/consult\\_view](https://consultations.wearecamden.org/culture-environment/camden-community-infrastructure-levy-draft-chargein/consult_view)**

The NDF will respond; individuals can submit comments too - the deadline is 1st October.

The main concern appears to be the list of projects for CIL funding - most are in the south of the borough; WH gets only one mention.

It was suggested there should be a new NHS primary care centre in the Growth Area to accommodate the growing population - are there projections for the population in 5-10 years time based on the approved planning permissions? Gillian & John are lobbying the Camden health commissioning board & NHS England about this.

#### **7. 5th & 6th drafts of the Plan:**

James thanked all those who submitted comments on the 5th draft. The Camden Council planners had submitted detailed comments, which will be posted on the NDF website.

A 6th draft will be published on 1st September, and will be out to consultation until the end of the month.

#### **8. Plans for the rest of the year:**

The NDF committee has agreed a timetable for the rest of the year, where we aim to have a final draft in place by the end of December.

The September meeting will focus on discussion of the 6th draft of the Plan.

There will be a workshop to discuss the policies in the 6th draft on Saturday 28th September. There will be a morning & afternoon session, details to follow.

The October meeting will seek to reach general agreement on the policies, except the WH Growth Area.

November will focus on the Growth Area and a digital mapping project, which the NDF will be working on with a social enterprise company called Commonplace - details to follow.

The December meeting will then make a decision on whether or not to proceed to the final draft stage.

If agreed, the first statutory six week consultation on the Plan will begin in early January 2014.

#### **9. AOB:**

The issue of trees at the West Hampstead Square development was raised; Ballymore are planning to cut nearly all of them down. Councillors had raised this with the Council's tree officers, who said none were protected. Gillian had asked them to revisit the site and reassess the trees. It's not clear which are on the site and which are on the railway embankment; Network Rail own both and contact could be made with them. Gillian also said she was trying set up a working party with Ballymore to discuss issues of concern with the community; the NDF would welcome this. However, Ballymore are proving difficult to make contact with and don't seem very keen on community engagement.

#### **10. Dates of future meetings:**

- **Monday 23rd September** - NDF meeting, 7.30pm, West Hampstead Library
- **Saturday 28th September** - Workshop, timings tbc (probably 1030-1630)
- **Thursday 17th October** - NDF meeting, 7.30pm, West Hampstead Library