**St Helens Resident Association**

**AGM**

1st November 2012

St Helens Church Hall 8pm

**Present**

Chair: Henry Peterson

Vice Chair: Ruth Hilary

Treasurer: Margaret Tyler

Secretary: Tania Martin

About 60 members of the association.

**Imperial Wharf**

Although Phase 2 was approved by Hammersmith & Fulham it is still waiting for final planning permission to be granted. This is due to the Section106 Agreement (the community benefits that the developer has to provide) still waiting to be agreed.

The Fighting Fund received over £2,500 in donations and this sum was matched by Kensington Society. The fund has been used to retain a leading QC who has successfully won a case against H&F on the Goldhawk Road/Shepherds Bush Market development. That case was fought on whether the Supplementary Development Plan for the area was a lawful document, and this SPD was quashed by the High Court. The same issues arise on a second judicial review on the Earls Court development currently in progress. The White City OAPF, and the Imperial West development, involve the same issues.

**Crowthorne Road**

There have been lots of objections to the proposed 8 storey building behind the Lichfield Studio, on Crowthorne Road. Oxford Gardens School have also objected and is particularly unhappy to not have been consulted. The views down Wallingford Avenue will be particularly spoilt. The association has sent in objections, and the application will be decided by the RBKC Planning Applications Committee, possibly before Xmas.

**Princess Louise Hospital – redevelopment as housing**

Planning permission was given 2 years ago and the site is now under construction. There is an impact from the work on the houses in Pangbourne Ave with cracks and structural damage. Not all the houses had structural surveys before the work commenced. There will be 34 residential units. This is not a high development (3 storeys).

**Tesco at North Pole**

Tesco got their planning permissions for shopfront works, but there was a big turnout from objectors at the meeting, so councillors know how unpopular the decision was. Change of use to retail did not require planning permission, leaving the council with little choice. Concerns were raised about the deliveries – as Tescos has earmarked the bus stop as a parking spot for lorries.

**49 Bassett Road – Chepstow House School**

The Alpha Plus Group has applied for 49 Bassett Road to become a private school. RBKC leased to the building to Octavia Hill for single homeless, but subsequently took the building back and then marketed it. There are issues in that the area will be losing a former housing property, which could be set aside for key workers, and that there will be traffic congestion. In general the school is not felt to have consulted well.

**Helical Bar – Dairy Crest site, White City**

1,200 houses are planned for this underused site, as a new ‘Brickfields Urban Community’. However, a 32 story tower (a twin to Imperial’s tower) is planned to underpin the finances. Apart from this, there are not huge local objections to the plans, but there could be issues with traffic congestion around Wood Lane as only one entrance in and out of the site. TFL has a recent Traffic Report but we have not yet been allowed to see it. H&F will be making a decision in the next couple of months.

**Neighbourhood Forum**

As explained at previous meetings, under the Localism Act the association has applied to set up a St Quintin and Woodlands Neighbourhood Forum which can have more influence on local planning strategy, and improve and enhance the area. The proposals include the area up to Dalgarno Gardens in the proposed “Neighbourhood” as well as the Eynham Road area.

There are now firm plans for a subway to connect Imperial and Wood Lane through to Latimer Road, giving LBHF residents access to Westway Sports Centre and Latimer Road, and the St Quintin area access to Westfield and the Central Line.

At a previous open meeting, with a show of hands, roughly half were in favour of the proposed subway and half against. The subway proposal is now included in the Section 106 for Imperial West as it will cost Imperial £4M to build it. We don’t expect the subway to happen for another 2-3 years. We will have to make sure that we have maximum influence on design and security features.

Westway Development Trust do not want their strip of land, through which the pedestrian/ cycle route will run and which they say is ‘operational land’ to be included in the Neighbourhood Forum area. We are continuing to argue that it should be, and RBKC will make the final decision.

**Old Oak Road London Transport Site**

Hi-speed train link planned at Old Oak railway sidings, but has a 20 year time span and not yet finally approved by the Government. The Association will keep a watching brief.

**CrossRail station at Kensal/Portobello North**

A decision still hasn’t been made at to whether there will be a CrossRail station at northern end of Portobello Road.

**Elections to SHRA office-holders and management committee**

No new nominations had been made for the association’s office-holders. It was put to the meeting and agreed that the following should remain in their posts

for the 2012/3 year:

Henry Peterson as Chair, Ruth Hilary as Vice Chair, Margaret Tyler as Treasurer and Tania Martin as Secretary.

There are three vacancies on the management committee as Clare Singleton, Adrian May and Lucy Gaiger are stepping down due to work commitments.

It was agreed that William Cooper should joined the committee. Other members interested in joining the committee should contact the chair.

**Treasurers Report**

Margaret Tyler reported on the accounts for the year. The main item was the Legal Fighting Fund (see above).

**Latimer Road**

Margaret Tyler gave a slide presentation on the history of Latimer Road, followed by Richard Ehrman talking about the present position on office and business uses in the area.

Latimer Road was originally a mixed-use street, with residential, businesses and shops on both sides of the road. Latimer Road was well known for its laundries, which had been in the family for generations. In the 1970s the houses on the west side were knocked down and replaced with single storey workshops. Office buildings are grouped mainly at the southern end of the street.

Currently the road is a designated Employment Zone, which has restrictions on the building use. Offices and workspaces are allowed (use class B1), but no other uses (gyms, creches, or other amenities) are permitted, and there is very limited new residential allowed.

We heard from Richard Erhman (property owner in Latimer Road) that as a result, Latimer Road has become an underused street with little pedestrian traffic, and significant office floorspace space that is remaining unlet. Shops, cafes and pubs are not viable as a result

The Residents Association would like to focus on regenerating Latimer Road, and can do this through the Neighbourhood Forum, by influencing RBKC planning strategy. We would like to see more mixed use, with restaurants and shops to service the offices and businesses. A return to more mixed use, with workshops/studios and other employment uses at ground floor level, some office use above, and some housing above that would revive the street, make it more secure, and help to provide funding for redevelopment. We are looking for people to be involved in helping to prepare the neighbourhood plan.

**Other Business**

**BT Boxes**

Additional large BT Boxes, approx. 5ft high, will be been appearing in the area. These are to help with a hi-speed broadband. The Association is monitoring the Planning Applications and objecting to some, where boxes are sited on the outer edge of the pavement obstructing pedestrians and making it difficult to get out of cars.

**Christmas Party**

We have lost our usual Christmas Party venue, the North Pole Pub, so the party is may not happen if we cannot find another local venue. Any suggestions welcome. (Party since fixed for the Ariadne Nektar pub/bar)

**Westway Advertising Tower**

The Association will be following up on the discontinuance notice which RBKC is due to issue after 5 years from the original approval to the tower.