

ST QUINTIN AND WOODLANDS NEIGHBOURHOOD FORUM/ST HELENS RESIDENTS ASSOCIATION MINUTES OF OPEN MEETING HELD ON FEBRUARY 5th 2015 AT ST HELENS CHURCH HALL

Present: Chair Henry Peterson, StQW management committee members Jenny Harborne, Andre Michaud, Tania Martin, David Marshall, Nigel Whitbread, William Cooper, Richard Ehrman, Cllr Robert Thompson, Cllr Pat Healy, and around 70 members of the public.

1. Update from Safer Neighbourhood Team

1.1 Sgt James Walsh and PCSO Kevin Tydeman gave an update on crime and crime prevention measures in the neighbourhood. Following a series of re-organisations, the team were now staffed again (albeit now covering a wider area).

1.2 The new OWL system is now being used by the Met. This allows individuals to sign up to receive weekly crime reports in their area. See at <http://www.owl.co.uk/met/>

2. StQW Draft Neighbourhood Plan -feedback from consultation

2.1 Henry Peterson gave a slide presentation on the latest state of play on the StQW Draft Plan, starting with feedback on the recent public consultation exercise. The consultation had run for 8 weeks, from December 1st to January 25th. Responses had been received from a total of 90 residents, businesses, statutory bodies and planning consultants – nearly all positive part from the planning consultants engaged by the owners and potential developer of Nursery Lane Road, and a number of residents in Latimer Road with concerns about building heights.

2.2 A further long set of comments had been received from RBKC, with movement from the Council on some issues (objections to proposed StQW policies on conservation now largely dropped).

2.3 Next step is to finalise the Submission Version of the StQW Draft Plan for 'Examination' by an independent Examiner. This appointment would be made jointly by the Council and the Forum.

3. Nursery Lane backland

3.1 The Chair explained that there had been silence from the developers since the exhibition of proposals in mid December. Responses from residents to the StQW Plan consultation had been uniformly opposed, to the scheme and to the principle of developing this backland for housing.

3.2 No planning application had been submitted as yet, and it was possible that the developers were re-thinking their proposals. Meanwhile the StQW Draft Plan begins to gather 'material weight' on planning decisions

3.3 It had not proved possible to find out who was behind Metropolis Property Ltd. This appeared to a Guernsey based company, and not connected to the company with the same name which had links to Helical Bar (as originally thought).

3.4 In its latest comments, RBKC had taken a more neutral position on the proposal for designation of this piece of land as Local Green Space. The *Save our Green Spaces* petition organised by the Nursery Lane Action Group had so far gathered 545 signatures, with a target of 750 needed to trigger a discussion at the RBKC Public Realm Scrutiny Committee.

3.5 A copy of the petition was circulated. Slides were shown of the Metropolis proposals. The meeting discussed the fact that upmarket 'townhouses' with basement parking had failed to sell at Argyll Place. Also that they did not serve a local housing need.

3.6 The Chair explained that RBKC were saying that the policy commitment in the Oxford Gardens Conservation Statement, stating that housing development would not be permitted on the three remaining St Quintin backlands now had little legal force. This was because the CAPS document dated from 1990. It was noted that there was no evidence of the Council ever deciding to change this policy and that it remained published on the RBKC website.

3.7 Given this context, the StQW management committee were proposing an additional policy to be added to the Open Space section of the StQW Plan. The proposed text was shown to the meeting and it was noted that this would be voted on before the close of the session.

4. StQW Draft Policies for Latimer Road

4.1 The meeting was reminded of the five policies for Latimer Road proposed in the Consultation Version of the Draft Plan

- 8a De-designate the 4 sections that form part of an Employment Zone
- 8b Allow residential use on upper floors within the current EZ office sections of the street
- 8c Allow retail and D class uses within the EZ sections (cafes, restaurants, nursery, gym etc)
- 8d encourage 'creative industries'
- 8e allow building heights on western side to increase to 14m (housing above Units 1-14)

4.2 The fifth of these, on building heights, was almost the only proposal in the draft plan which had received negative comments in the consultation exercise. A height of 14m (the same as the Morelli building on the western side of the street) was seen as too high by a number of residents on the eastern side.

4.3 Two members of the audience took a different view, arguing that the Draft Plan was insufficiently ambitious and that the southern end of Latimer Road should be developed to greater heights than the present buildings, with residential above commercial space. This might attract e.g major supermarkets to come to the street. This view was not widely supported by the meeting.

4.4 The Chair explained that the StQW management committee had been considering in more detail the future of Units 1-14. Built as 10 warehouses and 4 light industrial units in the early 1980s, at a time when western side of road was in Hammersmith and Fulham, a number of these premises had changed to office use. Mizzi Studios had been looking at the feasibility and implications of individual units being redeveloped for commercial use with residential above, as pre proposed StQW policies.

4.5 The meeting looked at slides of what could be achieved, with Jonathan Mizzi explaining that these were initial studies and not worked up designs. A section was shown, showing how if the upper floor was set back significantly, it would not be visible from street level. It was noted that redevelopment of a single unit could achieve up to 10 one and two bed flats. Hence it would need only half or so of Units 1-14 to go down this route to create 70 housing units. This would be a more significant contribution to the Borough's housing targets than 21 new houses on Nursery lane.

5. Indicative votes

5.1 The Chair explained that, as at previous meetings, the discussion on the Draft Plan would end with some hand votes. These would be 'indicative' rather than binding anyone in any way, as the whole plan still remained subject to a local referendum after 'Examination'. But these votes helped the management committee to know whether they were on track in terms of support for individual proposed policies. Four votes were taken:

a) For or against an additional StQW Policy 4b that housing development on the Nursery Lane site will not be permitted? **Unanimously For.**

b) For or against a revised version of Policy 8e on building heights in Latimer Road?

Strong majority for the proposed revised wording.

c) For or against allowing insulated render on rear brickwork above ground floor? The meeting briefly discussed the pros and cons, as discussed at an earlier meeting

Majority against, and infavour of retaining original brickwork above ground floor

d) For or against a policy on 'outbuildings' in gardens, where scale exceeds PD limits? Again, the meeting briefly discussed the need for such a policy, in light of the growing trend towards building sizable structures in the relatively small gardens in the neighbourhood.

Majority for reinstating the draft policy in earlier versions of the StQW Draft Plan

5. Old Oak and Park Royal Development Corporation

5.1 The Chair had explained that this new body will go live from April 2015, following decisions by the Mayor of London and the Secretary of State. The Corporation will take over planning powers in parts of Brent, Ealing and Hammersmith and Fulham. The 2013 London Mayor's 'vision' is for 55,000 jobs and 24,000 homes in the Corporation area, with an HS2 and Crossrail station at the heart of the Old Oak area. An Overground connection at Hythe Road was the preferred choice of the 3 options consulted on.

5.2 Members of the audience commented that they had attended the QPR and CarGiant consultations, but that very little detail of these proposals was presented at these. The major concerns remain the impact of traffic on Scrubs Lane/Wood Lane adding to the already severe delays at North Pole Road. And the likelihood of very tall buildings north of Wormwood Scrubs (50 storeys or more).

5.3 The Chair explained that community groups and residents associations across all four boroughs (including RBKC) were now working together as a network christened the Grand Union Alliance (the Grand Union Alliance running through the whole Corporation area). This body would be lobbying and responding to consultations, seeking to protect the interests of existing communities within and around the OPDC area.

The meeting closed at 21.25 hours