

**ST QUINTIN AND WOODLANDS NEIGHBOURHOOD FORUM AND ST HELENS RESIDENTS ASSOCIATION**  
**MINUTES OF ANNUAL GENERAL MEETING 18TH NOVEMBER 2015 AT ST HELENS CHURCH HALL, LONDON W10.**

**Present**

Henry Peterson (chair), Richard Ehrman, David Marshall, Jenny Harborne, Tania Martin, Maggie Tyler, Fiona Withey, Cllr Pat Healy, Cllr Judith Blakeman, Cllr Robert Thompson and 40 other members of the Forum/Association.

**1. Welcome**

The Chair (Henry Peterson) welcomed members to the meeting.

**2. Elections for SHRA and StQW management committee members**

2.1 The following were re-elected to the management committee of the StQW Neighbourhood Forum, with Cassie Goldman having resigned:

Andre Michaud (Bracewell Rd)  
William Cooper (Eynham Road)  
Richard Ehrman (Latimer Road building owner)  
Cassie Goldman (Treasurer) (Oakworth Road) resigned  
Jenny Harborne (Highlever Road)  
Tania Martin (Highlever Road)  
Henry Peterson (Chair) (Highlever Road)  
Nigel Whitbread (Wallingford Avenue)  
Fiona Withey (Kelfield Gardens)  
Andrew Hanson (Highlever Road)  
David Marshall (Finstock Road)  
Steve Divall (St Helens Church)

2.2 The following were re-elected to the management committee of the St Helens Residents Association:

Chair            Henry Peterson  
Vice Chair     Ruth Hillary  
Treasurer     Maggie Tyler  
Secretary     Tania Martin

Other management committee members: Nigel Whitbread, Jenny Harborne, Catherine Mannheim, Ben Joseph, William Cooper, David Marshall, Fiona Withey, Dimitrios Makromalis.

2.3 It was noted that now that the main body of work by the neighbourhood forum, in preparing the StQW Plan, was completed the Association was likely to become more active again on non-planning issues in the area.

**3. Crime levels in the neighbourhood and proposal for a private security service**

3.1 The Chair gave apologies for PC Dan Beall, who was unable to be present but who has provided recent crime statistics as follows:

In September 2015 St Helens Ward had:

- 6x Theft from Motor vehicle offences
- 1x Theft of motor vehicle offence
- 5x Robberies
- 5x Burglaries (4 homes and 1 commercial premises)

Dalgarno ward figures for September were

- Burglary - 2 (in other buildings, not home/flat)
- Robbery 2
- Theft of Motor vehicle - 1
- Theft from motor vehicle - 4

3.2 The Chair reminded the meeting that Police advice remained to secure windows and not leave valuables in vehicles.

Weekly crime reports are available to any residents by signing up at [www.owl.co.uk/met/](http://www.owl.co.uk/met/)

3.3 The meeting discussed proposals for a subscription-based private security service for the St Quintin neighbourhood. The idea came from a couple in Highlever Road who had experienced a burglary and details were available on their website at [www.stquintinsecurity.com](http://www.stquintinsecurity.com).

3.4 The Chair has spoken to the sponsors of the proposal (not able to be present tonight) and emphasised that the idea remained at an early stage and that implementation depended on levels of interest. The subscription level similarly depended on numbers signing up but could be around £10 per week. Apart from a night-time patrol, the service would offer key-holding and protection of homes while householders were away or on holiday.

3.5 The following points were made in discussion:

- was there hard evidence from similar schemes in RBKC and other cities had a significant and long-term impact on crime prevention?
- did the Police have a view? (the Chair advised that PC Dan Beall had advised that the Police had no problem in working alongside such schemes, but promoted basic crime prevention advice as a first step - i.e. good security for downstairs doors and windows and removing any valuables from cars overnight).
- the neighbourhood was not seen as a high crime area, and the presence of a private security patrol could make people think that it is, and attract rather than deter burglars hoping to find high value items in homes.
- those who could afford to pay a subscription might like instead to contribute to local schemes deterring young people from crime
- most association members, who tend to be those who have lived in the area for some time, have found that neighbours will keep an eye on their houses while they are away.
- This remains a 'neighbourly' and generally quiet and peaceful area, as argued in the StQW Neighbourhood Plan, and we should aim to keep it as such.

3.6. It was agreed that the sponsors of the scheme should be invited to a future meeting, once they had a better feel as to levels of interest in subscribing to such a service,

#### **4. Update on StQW Neighbourhood Plan**

4.1 The Chair reminded the meeting that the Forum had been awaiting decisions from the Council, following the support from Examiner John Parmiter to the key proposals in the StQW Plan on the St Quintin backland sites, and on introducing additional housing in Latimer Road.

4.2 RBKC planning officers would be recommending the Council to accept without further change or modification all the recommendations from the Examiner. This would be reported to the Public Realm Scrutiny Committee on November 25th, and was a further step forward in ensuring that the StQW policies are adopted as part of the statutory Local Plan for the Borough,

4.3 Juha Anjala from the Nursery Lane Action Group thanked the Chair for all the work involved in achieving this outcome. The Chair commented that the 2,500 petition to *Save our Green Spaces*, as organised by the Action Group, had been very important in establishing that the land at Nursery Lane is 'demonstrably special to the local community.'

4.4 On Latimer Road, the meeting noted that pre-application discussions with the Council were in progress on redevelopment of one of the light industrial units, with housing above commercial and with building heights as shown to the Forum earlier in 2015. A meeting would be held with planning officers next week.

4.5 The meeting discussed the future of the land at Nursery lane. The position on current ownership of the land remained unclear. Land Registry data continued to show the Legard family as owners, with Metropolis Property having a registered interest. It was known that the sale of the site had been held up by legal problems, thought to be over the access road and rights of way.

4.6 It was agreed that the Chair should write to the Legards, following up the original letters sent in late 2013/early 2014 and suggesting a meeting to discuss options for the future of the site that would be compatible with a Local Green Space designation.

#### **5. Westway Trust**

5.1 The Chair reported on a public meeting convened by the Westway 23 group/One Voice the previous week, at the Tabernacle. The Westway chair and management team were originally due to attend, but had pulled out citing the need to safeguard their staff.

5.2 Opposition to the Trust's proposals for redevelopment of Portobello Village, and for terminating leases for the Westway Stables and other cultural projects remained strong. The Association had submitted objections to the recent planning application by JC Decaux to add a further digital advert to the southern tower at Westway Sports Centre, a proposal to which the Trust had agreed as part of negotiations on replacing the northern tower (a project much delayed).

5.3 There was widespread local concern that the Trust's original remit, of managing 30% of the 23 acres beneath the Westway for commercial purposes and the remaining 70% for community purposes, had been eroded. It was noted that the Trust's AGM would take place on November 23rd, at St Helens Church.

## **6. Plans for Old Oak**

6.1 The Chair briefly updated the meeting on the work of the Old Oak and Park Royal Development Corporation. Preparation of a Local Plan for the OPDC area was in progress, and there would be consultation on a first draft in the New Year.

6.2 Meanwhile Cargiant were developing their plans for their 42 acre landholding within the OPDC area. A planning application was likely to be submitted in mid 2016, rather than by Xmas 2015, but this would still be 8-9 months before the OPDC Local Plan was in place.

6.3 The Planning Framework for the OPDC area had recently been adopted by the Mayor of London as Supplementary Planning Guidance to the London Plan. This reflected the proposals for 24,000 new homes and 55,000 jobs in the area. A slide of the 'indicative model' of what such development might look like, shown to the meeting, demonstrated the extreme heights and densities that are likely to come forward for the Old Oak area.

6.4 It was noted that the existing communities in the area, in Ealing and LBHF, are discussing the merits of an Old Oak neighbourhood forum and plan.

## **7. Any other business**

7.1 It was queried as to when the referendum on the StQW Plan would take place, and who would organise this. The Chair explained that the Council would arrange the referendum, and that the format would be the same as for an election with ballot papers and a polling station. Voters would be asked to vote yes/no on the single question of whether they wish the StQW Plan to be adopted and to be used in determining planning applications within the neighbourhood area.

The meeting ended 21.05