

## **ST QUINTIN AND WOODLANDS NEIGHBOURHOOD FORUM/ ST HELENS RESIDENTS ASSOCIATION MINUTES OF OPEN MEETING HELD ON FEBRUARY 18TH 2016**

Present: Chair Henry Peterson, SHRA Vice-chair Ruth Hillary, SHRA Secretary Tania Martin, SHRA Treasurer Maggie Tyler, other SHRA and StQW Forum management committee members, around 50 members of the public.

### **1. Introductions**

The Chair welcomed everyone to the meeting, and reminded everyone that the St Helens Residents Association and the StQW Neighbourhood Forum share a common membership, the former body having initiated and established the latter. Hence this would be a joint meeting as on previous occasions.

### **2. Update on local crime from PC Dan Beall**

PC Dan Beall updated the meeting on crime statistics for the ward. These remained relatively low as compared with other ward sin the borough. There had been a recent success in apprehending a team of burglars operating in the area.

### **3. Referendum on the StQW Draft Plan on February 25th - update on the legal challenge**

The Chair informed the meeting that the electorate for the referendum has been worked out by RBKC as 2,282 electors. This meant that a 20% turnout would by 456 voters. The only other comparable referendum in London (West Hampstead and Fortune Green) had achieved a turnout of around 15%, so 20% would be a good result. Local election turnout in Dalgarno and St Helens averaged 34% at 2014 local elections

The meeting was reminded that a simple majority 'Yes' vote was all that was needed for the StQW Draft Plan to be adopted. It remained important to maximise turnout to demonstrate a good level of local support for the StQW Plan. A final round of flyers would be delivered before voting took place on February 25th, and members were asked to remind their neighbours on the day.

The meeting was given a brief update on the legal challenge to the RBKC decision to advance the StQW Plan to referendum. The Legard family/Metropolis had now submitted their grounds of claim, which as expected related to the designation of Nursery Lane as Local Green Space. It was being claimed that the independent examiner and RBKC had given insufficient consideration to the 3 NPPF criteria for such a designation. The Chair commented that this seemed a weak argument in that all three criteria had been addressed in the StQW Plan and in the examiner's report. The scope for StQW to be represented by Counsel as an interested party was being explored.

### **4. OPDC consultation on Local Plan for Old Oak and Park Royal - feedback from first few consultation sessions**

The meeting noted that the OPDC Local Plan would have major implications for the StQW/St Helens neighbourhood, with proposals for 24,500 new homes at Old Oak. There will be consequent pressures on the local road network, and the Local plan envisaged very high housing densities and thus tall buildings.

OPDC consultation workshops were currently in progress, and the StQW Chair was working alongside other residents associations in the Old Oak area. Attendance at these meetings was low, but a core group of local resident activists were making some progress in getting views across to OPDC planning officers. There was ongoing discussion on boundaries of 'Places' within the OPDC area, and on the drawbacks of a hard boundary being defined between the 'strategic industrial land' of Park and the proposed largely residential area of Old Oak,

## **5. Implications for our area of the Housing and Planning Bill**

The potential implications of this legislation were noted, including the potential unforeseen consequences from

- extension of Right to Buy to Housing Assocs
- 20% discount on 'starter homes' at £450k
- Pressure on private rented sector and higher Housing Benefit costs
- forced sale of high value LA housing
- Restrictions on LA tenancy strategies
- Competition on processing planning applications

Residents from the housing estates north of Dalgarno Gardens explained to the meeting the dangers of the Bill, in breaking up existing communities. The 'pay to stay' proposals in the Bill made it unviable for a household with two modest public salaries (e.g. nurse and teaching assistant) to remain in the area. A London wide campaign to 'Kill the Bill' would be lobbying Parliament.

## **6. Residents parking in Pangbourne Avenue - impact of Argyll Place development**

Existing residents in Pangbourne Avenue had recently complained to the Council about new pressures on residents parking spaces. These had arisen from incoming residents of the new development at Argyll Place. It appeared that a number of residents had either been granted parking permits, or were continuing to use former permits from other addresses in the Borough, when the new development had been granted planning permission as 'permit free' (with its own underground parking')

The Chair advised that he had discussed this issue with Council officers. A number of residents permits had been issued in error to new occupants at Argyll Place, as a result of confusion over the new addresses used at the development. These would be withdrawn as they expired, and no further permits would be issued.

Use of a permit from a previous address within RBKC was not permissible. The meeting was reminded of the RBKC guidance document on residents parking which states:

*You are not eligible for a permit, and any permit issued may be withdrawn, if:*

- *you live in a permit free development (except if you are applying for a motorcycle bay permit)*
- *if your circumstances change and you are no longer eligible for a residents permit, you must return the permit immediately. If you do not return your permit when you are no longer eligible for it, you will be committing an offence and may be prosecuted and /or be banned from reapplying*

## **7. Any other business (new RBKC Construction Code)**

The meeting noted (and welcomed) the new Construction Code introduced by the Council, as from February 11th. This meant that 'noisy working' is not allowed on Saturday mornings (while other work can be carried out). The Council will start to enforce this code on a phased basis, as new developments are granted approval, under 1974 Control of Pollution Act. Beaches can be notified on 020 7361 3002 - Environmental Healthline

The meeting concluded at 21.10 hours