

ST QUINTIN AND WOODLANDS NEIGHBOURHOOD FORUM/ST HELENS RESIDENTS ASSOCIATION MINUTES OF OPEN MEETING HELD ON JUNE 9th 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, Cllr Robert Thompson, Cllr Mo Bakhtiar, Cllr Pat Healey.

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. Proposals for a Cycle Quietway through North Kensington

RBKC officers Mark Chetwynd and Marina Kroyer gave a presentation on the cycleway, explaining that this was part of the Mayor's Cycling Grid and formed part of a 'quiet' route through North Kensington and continuing on into Hammersmith and East Acton.

The selected route, using Latimer Road and crossing North Pole Road was discussed. Members of the audience felt that this was by no means the optimal route through the area. The proposed crossing at North Pole Road, in particular, was seen as very problematic given that this stretch of street is heavily congested every afternoon with queues of vehicles from three directions (Barlby, St Quintin Avenue, and Latimer Road) competing to join the queue to exit North Pole Road onto Wood Lane.

The use of Bracewell Road for the route had a more mixed response, with some seeing the benefits albeit that this road is narrow and also gets congested at peak times.

The meeting suggested an alternative route, using both sections of Highlever Road (a good width of street) and with a cycle track across the eastern side of the St Quintin Gardens 'triangle'. RBKC officers agreed to look at the feasibility and costs of this.

Agreed that the Chair should write to RBKC setting out the concerns over the currently proposed route and the advantages of the alternative option.

3. North Kensington Library consultation

The current consultation exercise was discussed. Noted that RBKC propose to move the existing library to a purpose-built, fully accessible building in Lancaster Road (shared with youth centre). Once constructed, the existing library will be leased to Notting Hill Prep School (perhaps in 2019 and only after the new library is built).

An active local campaign to was underway, lobbying to retain the library in its present building, and querying whether RBKC is obtaining 'best value' from the lease agreed with the school.

It was agreed that StQW/SHRA would not take a position in responding to this consultation, and views were divided between support for a new library and wanting to retain the existing building in this use. The Library meant a lot to local people given its historic associations, but was not ideal nor up to date for all users in terms of accessibility.

4. Update on local planning issues

The meeting was updated on the following:

- **OPDC Local Plan for Old Oak/Park Royal.** Noted that Sadiq Khan as the new Mayor of London had not yet appointed a chair of the OPDC Board, to replace Sir Edward Lister. The Mayoral target of 50% affordable housing could affect the overall target of 24,500 new homes at old Oak.
- **Cargiant** – continuing to consult on their masterplan for 46 acres at 'Old Oak Park'
- **Neighbourhood plan proposed for Old Oak** - a map of the proposed boundary was shown. Designation application on hold pending appointment of a new OPDC Chair.
- **Scrubs Lane and 'North Kensington Gate'** - CGI images shown of the two developments proposed for the northern and southern sites. The meeting was not impressed with the designs, especially for the 24 storey tower on the southern site. This would be visible from Little Wormwood Scrubs.
- **Imperial West and the underpass** - Noted that Buildings C and D were nearing completion and foundations in progress on the 35 storey tower. But still no firm date for construction of the underpass between Latimer Road and the Imperial West campus. Negotiations with Network Rail moving very slowly.
- **StQW Neighbourhood Plan** - date for a High Court hearing on the JR application now fixed for 28/29 June. StQW and RBKC now both using Counsel from Francis Taylor Buildings.

5. Memorial Park – RBKC survey

A Council survey/questionnaire on potential 'improvements' to Memorial Park (St Marks Park) was causing much concern amongst local residents. Neighbours immediately adjoining the park, in Argyll Place, had received no notification of the survey whereas other houses further away had received a leaflet. It was felt that the survey questions were aimed at encouraging support for the idea of a floodlit all-weather football pitch in the south-west corner of the park, replacing the existing grass pitch.

It was clarified to the meeting (by the Clarendon Group as originator of the planning permission for Argyll Place) that development involved a S106 contribution of £150,000 to RBKC for 'improvements' to the park. The improvements specified in this legal agreement included 'the refurbishment of the grass sport pitch'.

The meeting agreed that since RBKC held these funds, they should be applied to their original stated purpose. The grass pitches were well used by Kensington Dragons at weekends. There was very little evidence of support for an all-weather floodlit pitch. Such a proposal would require planning permission and would be strongly opposed by Argyll Place residents.

Agreed that the Chair should pursue with RBKC officers the status of the all-weather pitch option, and whether this formed part of the Council's recently revised new Parks Strategy. There appeared to be different versions of this document in circulation.

6. Front gardens and boundary walls in the conservation area

Noted that issues were arising over alterations being made, especially in the 'red-brick' streets of the StQW/SHRA area, to front gardens and boundary walls. These included complete paving over of front gardens, installation of large bin/bike sheds, and increasing the height of front walls and railings.

The planning permission is that some alterations can be made under national 'permitted development rights', while others require planning permission. This is explained in the StQW Neighbourhood Plan. The Council can take enforcement action on works that are in breach, and had done so in a recent case involving what was deemed to be an oversized bike/bin store.

Agreed that the Chair should include an item in the next StQW newsletter, reminding residents that alterations to front gardens and boundary walls may require planning permission, and of the risk of enforcement action.

7. Any other business

None. The meeting closed at 21.05