



# WEST HAMPSTEAD NDF

## Neighbourhood Development Forum

*Minutes of NDF Meeting held on Monday 7<sup>th</sup> November 2016 at West Hampstead Library*

**Present:** James Earl (Chair), Nick Jackson, Keith Moffitt, Alan Watson, Linda Sluys, John Eastwood, Joseph Black, Ian Ferrie, Enyd Norman, Mark Hutton, Pauline Swindells, Stella Tysall, Janet Crawford, Nancy Jirira, Sue Measures, Stuart Drummond & Helena Paul.

### 1. Welcome & apologies for absence

Apologies for absence were received from: Ian Cohen, Angela Ellison, Guy Shackle, Cllr Flick Rea, Clarence Jackman, Nick Grierson & Brigid Shaughnessy.

### 2. Minutes of last meeting: Tuesday 13<sup>th</sup> September

**NDF priorities for 2016:** the three main priorities for the NDF for the year are:

- Pre-application engagement & Growth Area planning
- Trust building with Camden Council
- Neighbourhood Plan monitoring

**Last meeting:** some NDF members had said they were upset that the word 'lie' was used at last meeting. James said he apologised and withdrew this word. However, he made clear that the statement he was responding to was completely untrue – and he would continue to call out those making untrue statements, as well as those seeking to misrepresent the NDF and its work.

**Billy Fury Way:** a meeting had taken place on 21<sup>st</sup> September with Council officers (the NDF hadn't been invited). There was discussion about ways to improve BFW and make it safer. Following discussions between the NDF and CRASH, we have both lobbied the officers to widen this work to include problems/litter on the O2 Centre path, the pedestrian footbridge over the railways lines, and Broadhurst Gardens.

**CS11 consultation:** a decision is awaited by the Mayor of London

**11 Blackburn Road:** no further news about the application (ref: **2015/3148/P**); due to go to planning committee, date still tbc.

**Camden Local Plan:** James spoke at the public hearings in October to represent the NDF. The main issues raised were about height, design, tall buildings, views and conservation areas. The aim is to strengthen the wording in the proposed new policies. The inspector's report is due to be published in the coming months.

**617 Finchley Road:** the NDF had written to Barnet Council opposing the application (ref: **16/5296/FUL**) many others had objected too. A decision is awaited.

**Committee:** Mila Tanya Griebel had resigned from the committee; she was thanked for her contribution over the past six months.

**Planning notifications:** details had been circulated about the new 'planning alerts' emails; the Council is no longer sending letters.

**CIL & S106 money:** the NDF had followed up on the issue of the S106 money for Maygrove Peace Park being reduced and withheld. The Council officer had responded restating the Council's position. Thanks to Cllr Phil Rosenberg, a meeting had taken place on 2<sup>nd</sup> November with him, the officer, James, and representatives of Friends of Maygrove Peace Park. It was agreed that the main priority for the Park was lighting and that this

should happen as soon as possible; spending could be brought forward to next year (April 2017). The second priority was repairing the play equipment. The third priority was resurfacing the sports pitch; a grant application could be made for this, possibly to Sport England.

**317 Finchley Road:** this went to planning committee on 20<sup>th</sup> October. The NDF and RedFrog NF both spoke against. Unfortunately the committee voted 5-3 to approve the scheme; the two local councillors present voted against. The main concerns the NDF had were about height (10 storeys) and affordable housing (just 9%, 2 units). There was concern about the precedent this would set – particularly for 156 WEL (7 storeys, 50% affordable housing). It was confirmed that STB didn't object to the planning application, although some supporters of the campaign objected as individuals. The officer's report did take account of the Neighbourhood Plan, including issues such as business space, car-free, cycling, trees; in her view it was good design; the original application had no affordable housing, so she was able to secure some provision (the way this is calculated is set out in her report); on height the argument was less clear. It was noted that the Council is under pressure to approve new homes and new development to meet housing targets. It was suggested there could be a meeting of local RAs, community groups, councillors etc to discuss these issues and how we deal with future developments. James pointed out that some of these issues would be discussed at the Growth Area Workshop on Saturday (see below).

**153-163 Broadhurst Gardens:** the NDF had objected to the planning application, along with CRASH and local residents. There's no news yet about the planning application.

**TfL bus routes consultation:** the NDF had submitted comments; no news yet from TfL.

**Waste collections:** it didn't appear the Council had considered any of the suggestions.

**The Alliance:** no news yet on the planning application (ref: **2016/2661/P**), but the main document has been amended to include reference to the Neighbourhood Plan.

**Minutes:** the minutes were approved, with no objections.

**Estate agents signs:** despite the ban on West End Lane, a few have started to re-appear. The relevant Council officer had been alerted and had promised to investigate and follow up with the agents concerned. The NDF had tweeted photos of illegal signs to agents, who had promised to take their signs down. If others see illegal signs, the NDF is happy to retweet and share pictures.

**Green Gym:** two representatives of the West Hampstead Green Gym were at the meeting and gave a short talk. They are a group of conservation volunteers who started working in the area in June 2015. They are part of a national charity. In our area they work on Mill Lane Open Space, Westbere Copse and Minster Road Nature Reserve. Volunteers help maintain these spaces. They meet every Friday from 10.45am to 2pm. There are around 9 volunteers per session. They are looking to recruit new volunteers and get help from people willing to help with some basic administration (their current funding ends in April). There is the possibility to take on other green/open spaces and paths; new development could create new green/open space, which may broaden opportunities further. It was suggested the Green Gym liaise with the West Hampstead & Sidings Community Centres and other Friends groups. Contact details for the Green Gym are as follows:

Giles: 07900-678991

Email: [gg-Westhampstead@tcv.org.uk](mailto:gg-Westhampstead@tcv.org.uk)

Website: [www.tcv.org.uk/camden](http://www.tcv.org.uk/camden)

Twitter: [@GG\\_WHampstead](https://twitter.com/GG_WHampstead)

### **3. West Hampstead Growth Area: Workshop on Saturday 12<sup>th</sup> November**

The NDF is hosting this event with Camden Council to discuss master planning for the Growth Area. Posters and agendas were circulated. All those living and working in the area are welcome to attend. The event takes place at Emmanuel School Hall from 10am to 4pm, with a free lunch. Beforehand there is a site visit; meet at 9am at Finchley Road & Frognaal Overground station. For those who can't attend, details – including presentations and the independent facilitator's report – will be circulated afterwards.

#### **4. Underground Station campaign**

A meeting had taken place on 31<sup>st</sup> October involving Tulip Siddiq MP, Andrew Dismore, Val Shawcross (Deputy Mayor of London for Transport), TfL officials and local representatives. It was considered a success as the meeting proved that the issue was now being considered seriously by both TfL and politicians. TfL acknowledged that there was a problem with the existing station and it was stated that it was now on their priority list. They say they are considering around 4 different options for an upgrade. Various options were discussed including enlarging the existing entrance, whether it was possible to install a lift further down the station, a new entrance on the other side of West End Lane, and whether it was possible to create a new entrance from the pedestrian bridge (Granny Drippen's steps). The main aim of the NDF campaign is to address the two issues of accessibility (ie the provision of a lift, preferably on West End Lane) and capacity (the number of people using the station and the number of people interchanging). It's also important to deal with the problems on West End Lane – creating wider pavements; making space for bus stops; and addressing the increasing safety issue of the number of people crossing the road. It was once again reiterated that the Guy Shackle design was just one proposal and was a suggestion for how to tackle the issue. Guy was again thanked for his work on the design, which had attracted wide support. The images had proved successful in publicising the campaign and bringing it to people's attention (including TfL). Those with alternative proposals were invited to set them out and to work with other local architects/designers to illustrate them. The campaign will continue and it's important that we keep up the pressure on TfL and our elected representatives. It was also stated that we should not let TfL come forward with a 'budget option' or a limited re-design of the existing station, which would not address all the issues.

#### **5. 156 West End Lane**

The official 3 week re-consultation period was underway; the deadline for comments is on Thursday. The NDF had submitted its objection last week based on responses from NDF members, points raised at recent meetings (particularly the SGM on 1<sup>st</sup> July) and the content of the Neighbourhood Plan. In terms of the responses from NDF members, these included several from those on Lymington Road and a detailed response from STB. All these issues had been considered. NDF members were thanked for their contribution to these discussions. Individuals and other groups are free to submit their own comments/objections.

In discussion the following points were raised:

- If you've objected previously, the Council say your comments will still be considered. However, there is no harm in resubmitting your comments and/or adding new points.
- The issue of the NDF's position on 5 storeys was again raised by STB; James said this had been repeatedly explained and referred them back to the minutes of the March meeting.
- There was a discussion about how much overshadowing there would be of Crown Close Open Space; it was pointed out that the large trees on the site caused a fair amount of shade.
- It's good for individuals and groups to object in different terms and to highlight different issues; if all the objections are the same, they are likely to be given less weight.
- STB are still waiting for more information about loss of light, which is a material planning consideration; they maintain incorrect information has been provided; they would like to see 3D images for overshadowing of properties, not just figures; they also want to see a fully independent review of the figures.
- The issue of 'transition' in the Site Allocations Document was raised. The overall requirement for the site is for a transition to the north and east. The requirement for a transition to the south relates to the frontage on West End Lane.
- Speaking as a representative of Travis Perkins, Stewart said that they had commissioned a new report about the highway issues. They maintain the A2D information is potentially inadmissible because of mathematical errors, safety concerns, and because the data was collected during the school holidays in July. TP's further representations will be submitted shortly; they maintain that while A2D's justification for the development has changed, it is still questionable on the basis of existing and emerging planning policy.

- There was a question about a recent TP announcement that it's closing 30 branches and cutting 600 jobs. This doesn't affect the WH site; it's part of a wider review of the firm's operations; it's creating 1,000 new jobs.
- There was a discussion about a legal challenge following any decision to approve the development. TP will consider the issue at that point. Camden had refused them a Freedom of Information request about how it had handled aspects of the sale/redevelopment (although it was noted that an FOI request from STB, on the issue of pre-application advice, had been granted).
- On the proposed new entrance, there are concerns that vehicles will have to cross the northbound carriageway when turning south. There were questions about whether this was the case for the existing entrance. It was added that visibility; safety of pedestrians; and, in effect, creating a new road junction opposite Sumatra Road were also important concerns.
- Apparently paper copies of the plans, which were left in the Library, have gone missing; has someone taken them?
- It's important to scrutinise officer's decisions and the officer's report, when it's published.
- Details of WHAT's meetings with A2D had been circulated and can be seen on their website.
- The community needs to unite against the proposals and speak as one when they come to planning committee.
- There was a discussion about who should speak at the committee – objectors only have 5 minutes between them. Councillors have separate timing allocations. Cllr Angela Pober could be asked to represent community concerns about the development. STB were asked if they had lined up any councillors to speak against; none so far; it was suggested they could approach the Kilburn councillors.
- Upcoming planning committee dates are: 24 November, 1 December, 15 December & 12 January.

## **6. Air pollution monitoring**

The monitoring is now underway; thanks to those who had offered to help and had made contributions to this work (the NDF is also making a donation). Helena had sent this update about the work:

*We have put up 12 tubes in all, including 6 from the junction of Fortune Green Road with Finchley Road down to the junction of West End Lane and Hilltop Road. There are two close to Emmanuel and Beckford schools, one deliberately off WEL to check pollution in a residential street, one on Lymington Road close to Finchley Road, one on Iverson Road close to WEL, and one at the junction of Parsifal and Finchley Roads. They come down at the end of November and are then sent off for interpreting. Results may take a while to come back, so we have to be patient. If anyone wants to monitor other parts of the NDF area, like the Kilburn High Road side, tubes cost £10 each or Friends of the Earth offers free kits (see their website).*

James thanked Helena for her work on this. It's hoped it will be possible to present the results at the NDF meeting in January.

It was noted that there was a recent High Court ruling on air pollution against the government; the issue is becoming one of increasing concern. The Council had a recent conference on the issue; its existing policy on the issue doesn't appear to have much teeth. There were calls for tougher actions on diesel vehicles. The Mayor of London is consulting on expanding the Ultra Low Emissions Zone up to the North Circular; there is an online consultation, details had been circulated. It was noted that traffic is the main contributor to air pollution in our area – issues such as the school run also needed to be tackled.

## **7. Plans for AGM: changes to constitution & elections**

The NDF committee has discussed a number of possible changes to the constitution, largely following on from suggestions in the WHGARA paper. These include a new post of Membership Secretary, rewording other officer titles, and a requirement to circulate reports before meetings. Other suggestions for changes are welcome.

The issue of the designation of the NDF by Camden Council was raised. This was approved in May 2013 and lasts

for 5 years, until May 2018. The NDF can apply for another 5 year designation, although the process for doing this isn't clear. James will check with the Council and report back at the AGM.

Elections for the committee positions will take place at the AGM and nominations are welcome. In terms of the position of NDF Chair, James said that he had informed the committee last week that, after five years in the role, he would be standing down at the AGM. This is entirely for personal reasons; he is planning to move house next year. In order to allow time for a handover, the committee agreed to postpone the AGM until March. The meeting in January will go ahead as a regular meeting. James was thanked for his work leading the NDF and the work of drawing up the Neighbourhood Plan.

## 8. Current issues

**Liddell Road Contractor Community Liaison Group:** the next meeting is on 15<sup>th</sup> November. The school building is now emerging; the Council say they are on target to open the school next September. The Council are beginning the process of selling Phase 2 (private housing and employment space) to a developer. The issue of the legal action against the tower block in Somers Town was raised.

**WH Overground station:** there had been a meeting on 26<sup>th</sup> October. Main work on the site is beginning; the completion date has been pushed back to December 2018. There was concern about TfL's plans to close the pavement next to the station for 2 weeks during November; this was widely criticised and seen to be dangerous. TfL have now amended their plans the work will take place over one weekend (19/20 November). Details will be circulated with the minutes.

**Ballymore Working Group:** notes of the meeting on 14<sup>th</sup> September had been circulated; the developer is aiming to finish by the end of the year. The three trees at the front of the site have returned. The next meeting is on 24<sup>th</sup> November. It was asked if the issue of missing lights on top of the cranes could be raised.

**Gondar Gardens Reservoir site:** no news; new proposals are still awaited.

**Future of West End Green Public Toilets:** no update.

**Future of West Hampstead Library:** no update.

## 9. AOB

None.

## 10. Dates of next meetings

The Workshop to discuss master-planning for the West Hampstead Growth Area will be on **Saturday 12<sup>th</sup> November**, 10am-4pm, Emmanuel School Hall.

The next NDF meeting will be on **Wednesday 18<sup>th</sup> January** at 7.30pm at West Hampstead Library.