



# WEST HAMPSTEAD NDF

## Neighbourhood Development Forum

*Minutes of meeting held on Tuesday 12<sup>th</sup> May 2015 at West Hampstead Library*

**Present:** James Earl (Chair), Ruth Baillie, Mark Hutton, Enyd Norman, Cllr Lorna Russell, Stella Tysall, Janet Crawford, Adam Webster, Nick Gierson, Joe Joy, Linda Sluys, Sue Measures, Nancy Jirira, Eugene Regis, Mary Byrnd, R Best, Jane Franklin & Andrew Parkinson.

### 1. Welcome & apologies for absence

Apologies for absence were received from: Keith Moffitt, Nick Jackson, Stephen Nathan, Mary Murphy, Eli Abt, Stewart Drummond, Cllr Phil Rosenberg & Cllr Angela Pober.

### 2. Minutes of the last meeting – 11<sup>th</sup> March

- **Ballymore Construction Working Party:** in order to connect the development to the water main, there's a need to install new pipes underneath West End Lane. This work will take place w/b Monday 25<sup>th</sup> May (half term week); there'll be temporary traffic lights.
- **Iverson Road construction sites:** there have been more complaints about the limited pavement space at the two developments by the Thameslink station. No action appears to have been taken by Camden Council. This is particularly problematic for the disabled and those with pushchairs & luggage.
- **Waitrose:** the NDF has received £185 from the green token donations at the Little Waitrose in January.
- **Bus routes:** TfL has withdrawn the consultation, saying it clashed with the run up to the general election. This is good news for Finchley Road; but bad news for those wanting to see the end of the 'ghost buses' on Mill Lane.
- **General election:** the NDF congratulates Tulip Siddiq on being elected the new MP for Hampstead & Kilburn. At the Sherriff Centre hustings, all five candidates said they supported the Plan and would support the campaign for a 'yes' vote in the referendum.
- **Farmers' market:** the application for a temporary banner has been withdrawn; it's expected a new application will be submitted.

### 3. Current issues

- **Liddell Road:** the businesses have now moved out of the site. The planning application was referred to the GLA and approved; this marks the end of the planning process. Camden Council has decided that the admissions point will be location equidistant between Liddell Road & Kingsgate School; this is what the NDF suggested. The NDF has asked that a Construction Working Group be set up by the Camden to bring together those interested in the build; officers have told us that the first meeting will be in May.
- **Gondar Gardens:** the public hearing as part of the appeal into the 3<sup>rd</sup> scheme was due to be held tomorrow, but has now been postponed due a problem with informing all those who had commented. Linden Wates say they hope to submit the planning application for the 4<sup>th</sup> scheme by the end of May. The status of an alternative 4<sup>th</sup> scheme, for a sheltered housing development on the site, remains unclear.
- **156 West End Lane:** the social housing company A2Dominion has bought the site from Camden Council. James, Sue & Cllr Phil Rosenberg had an initial meeting with A2D in April. They are planning consultations in June, September & October, with the aim of submitting a planning application in November. They plan to demolish the existing office building; they don't have plans for Travis Perkins to remain on the site (they're able to stay until at least the end of 2016); and they say they are committed to 50% affordable housing.

Among the issues discussed at the meeting were height; design (the site is next to a conservation area); routes through the site; the type of business space to be included; the frontage on West End Lane; the possibility of public space; the need for a community meeting room. The first consultation event is due to take place on 12/13 June (tbc) – the NDF will circulate information when the details are confirmed. Concerns were raised about the quality of the build at the A2Dominion site next to the Thameslink station, including the apparent use of chipboard and poor insulation.

- **WH Overground station:** TfL have slightly revised their plans; pictures had been circulated. The NDF will submit further comments. It doesn't appear TfL are minded to make further changes. If approved, work will start in January and will last about 12 months; the station will remain open. A desire was expressed for the project to go ahead due to the congestion at the station and lack of lifts. Comments on the revised planning application (2014/7966/P) are open until 20<sup>th</sup> May.
- There are also plans for a redevelopment of **Finchley Road & Frognal Overground station** (which is in our area). James has seen some initial designs, which seem acceptable; the existing station building isn't particularly notable or liked. He also asked about lifts, which don't currently feature in the plans; he asked TfL to re-examine this important issue. It's expected there'll be a full consultation later in the year.
- The proposal for a possible new **WH Underground station** is still being worked on; we'll return to this in the autumn.
- **Draft Local Plan:** the NDF has submitted comments on Camden Council's new draft planning document for the borough (these can be seen on request); a further round of consultation will take place later in the year. It was stressed the Plan should do more to protect light industry, particularly following the loss of the Liddell Road workshops. Businesses under the railway arches are an important source of local employment.
- **CIL:** the Camden Community Infrastructure Levy was introduced on 1<sup>st</sup> April; if the Neighbourhood Plan gets approved, our area will be entitled to 25% of CIL receipts. Camden has yet to set out any guidance for how this will happen. The NDF will return to this issue – and the ongoing problem of unspent S106 money – later in the year.
- **Hampstead School:** there are plans for a large new building. Residents on Menelik Road are concerned about the loss of daylight and privacy; the proposed building is only 10 metres away from the boundary fence. As the building will contain music and drama studios, which will be used outside school hours, there's also concern about noise. The School doesn't appear to have consulted local residents, who don't like the design of the building, which uses bright colours and which doesn't fit into the area. There is a request for the building to be set further back, painted white or a lighter colour, soundproofed and with opaque windows. The issue was discussed at a MARA meeting the previous evening. Cllr Russell had been in contact with the planning officer, who doesn't appear to see any problems with the scheme. It was agreed that the design could be improved and the School had failed to engage local residents & groups. The NDF will submit comments on the planning application (2015/1672/P).
- **Billy Fury Way:** it was asked why the works to improve the entrance to this path from West End Lane still haven't taken place. The funding comes from S106 money from the student block on Blackburn Road. The Council has had this money for several years. James will follow up with the WH councillors.

#### **4. Referendum Version of the Neighbourhood Plan**

The changes requested by the independent examiner have been made by Camden Council and are set out in the Decision Statement. The Referendum Version of the Plan has now been published and circulated. Black & white paper copies are available (suggested minimum donation £2); colour copies are being left in the Library and in community centres.

#### **5. Referendum – Thursday 9<sup>th</sup> July**

The referendum will take place on 9<sup>th</sup> July and will be like a local election. Polling stations will be open 7am-10pm. Postal and proxy voting will also be available – the deadline to register for this is 24<sup>th</sup> June. All those on

the electoral register in the area covered by the Plan will be entitled to vote; polling cards will be sent out in early June.

The NDF committee has been working on publicity material for the referendum. Posters and stickers are now available for those who want them. Leaflets and flyers have been ordered. We hope to deliver a leaflet to every household in the area (as we did previously) – volunteers will be required to cover all parts of the area. The main part of the campaign will start in early June; it was acknowledged that people would want a break after the general election.

The NDF is also asking for donations to help pay for the referendum campaign. Cash and cheques can be given to members of the NDF committee; bank account details have been circulated for those who wish to pay online. The NDF is required by its constitution to declare any donations above £100 – two have been offered. Builder's Depot on Blackburn Road has offered £250 and the social housing company, One Housing Group, has offered £1,000 (thanks to Linda for making the approach). It was agreed to accept both donations, with many thanks to both companies.

#### **6. Workshop to discuss promoting the Plan/making the Plan work – Saturday 30<sup>th</sup> May**

This will take place at Emmanuel School hall from 1pm to about 4.30pm. All are welcome. The event will start with a free lunch. There will be two speakers for the two main sessions, to discuss how we promote the Plan – and then how we think about using it in future, if it's approved. It will be an informal event, so people can attend during the afternoon at a time to suit them.

Sue said it was important to involve a range of people, including those who are new to the area and may not have been here when we started work on the Plan.

#### **7. Referendum launch event – Tuesday 9<sup>th</sup> June**

This will take place at the Sherriff Centre from 7-9pm. The event will be open to all members of the NDF and there will be free food & drink. The aim will be to publicise the Neighbourhood Plan and to formally start the referendum campaign. The Mayor of Camden and our new MP have been invited – other suggestions for guests are welcome – plus the local press. Posters, leaflets, flyers etc will be available.

#### **8. Campaign events**

The campaign will be focussed on weekends during June & early July. Please let us know if there are events you would like us to attend. The NDF will have a stall at the Jester Festival on 4<sup>th</sup>/5<sup>th</sup> July.

For the duration of the campaign, the NDF committee will become the Referendum Working Group – with membership open to all. The next meeting is on Thursday 21<sup>st</sup> May at 7.30pm – contact James if you'd like to be added to the mailing list for these meetings.

#### **9. AOB**

James will be speaking at a conference about Neighbourhood planning in London on the afternoon of Thursday 21<sup>st</sup> May – contact him for details.

#### **10. Date of the next meeting:**

Due to the referendum campaign, no meetings are planned at the moment. If issues need to be discussed, a meeting will take place in July – if not, the next meeting will be in September, date tbc.

We will also be holding a number of workshops in the autumn – details to follow, after the referendum.