



WEST HAMPSTEAD NDF

Neighbourhood Development Forum

Minutes of meeting held on Thursday 18th July 2013 at West Hampstead Library

Present: James Earl (Chair), Sandra Gendler, Mark Stonebanks, Claus Thierbach, Ian Cohen, Stuart Drummond, Pauline Atlas, Carlton Johnson, Richard Loftus, David Thompson, Alan Geudler, James Little, Robert Ainscow, Rozelle Bentheim, Janet Crawford, Mark Hutton, Andrew Parkinson, David Richards, Harry Stobart & Virginia Berridge.

1. Welcome & apologies:

Apologies for absence were received from: all six councillors, Jane Evans, Joan Moffatt & Nick Jackson.

2. Minutes of the last meeting – 20th June:

Mark H has requested information from Camden Council in regard to businesses and people employed in the Area; he hasn't received a reply as yet. He will report as soon as information received.

With regard to building a school in Liddell Road, Mark had asked for an explanation why the Draft considered that there was a breach in National Policy Planning Framework, London Plan & Camden Plan.

The charts showing annual passenger numbers was passed around by James L and seemed to show approx. 14m through turnstiles. The meeting expressed concerns about the extra passenger numbers and safety issues regarding pedestrians crossing road if plans for extra carriages are confirmed.

James will meet Camden Council officers to discuss plans for the Liddell Road school and will report back to the August meeting.

3. Presentation on West Hampstead Growth Area by Camden Council Planners:

(This item was taken at the beginning of the meeting)

Richard Mileham, a Camden Council planner, had been invited to the meeting to present the above proposal, which they are still consulting on. A copy of his presentation will be circulated with the minutes.

Questions were raised on the following subjects:

Q: Sustainability – what did it mean? A: It was explained this referred to modifying energy efficiency and use of renewable materials

Q: Quality of design: Is it written in as a standard? A: There are general objectives pertaining and the current work/consultation is to look at them in more detail. New council criteria is 'building for life' – a copy of this will be sent to James so it can be forwarded for the next meeting. Once the engagement work is complete, the council will then hold meetings with landowners about will report back to Neighbourhood Development Forum (NDF), probably autumn 2013.

Q: Community facilities: (GPs/schools/parking etc.): A: When plans are considered, infrastructure requirements are taken into account. There was a concern about S106 monies, and if the new CIL funding will be allocated in the same way.

Q: Concerns about the developments commencing before NDF formally recognised? A: Not likely to be a problem as the timescale of both are similar.

Q: Transport? A: Interchange noted by TfL as strategic interchange. With regards to lifts at stations – accessibility is a TfL priority. TfL will be consulted in regard to Neighbourhood Plan (NP).

Q; Environment and Space?: Noted how well the area around Swiss Cottage has worked and will the same foresight be applied. Will it be safe along the railway tracks? The developer explained that the walks are being widened and turned into a public area.

Q: Blackburn Road jobs: A: New build has a B1 use.

Q: A masterplan for the area (i.e. like the Olympics): A: It is difficult due to the various different owners. Can only develop objectives.

Q: Height restrictions to preserve traditional views in area? A: A plan of views needs to be prepared for consideration. Suggestion that where high walls exist they can be 'greened' and can green roofs be included.

Q: Do trees have to be replaced? A: Depends on status - if they are protected, or if planners oblige developers to care for trees.

Q: Concern about private ownership/different owners of land in relation to developments and how they can be controlled. A: NP will give more weight to plan.

Q: Can site be allocated for new school in NP. It seems there is a general suspicion about LBC listening to views of residents.

Q: About infrastructure vis new surgery/medical centre and even sewerage being adequate. A: Planning document will take about a year and will tie it in with NP.

Council officers said they would very much like to have residents' views regarding open space preference (if they prefer many small spaces or fewer large spaces?)

The council officers left the meeting.

4. Additional support:

Minutes were being taken today by Linda Sluys. Hopefully others will volunteer for other meetings. Still have a requirement for Administration Officer and Referendum Officer. Please contact James if anyone interested.

5. NDF finances & grant:

Grant of almost £7,000 has been received. This is being held by Sidings Community Centre as we don't have charity status. Because there is an element of ring-fencing, we require additional non ring-fenced monies. We have independently asked for contributions and received from Blackburn Road developers and a couple of local Residents Associations. There is about £750 in bank and committee is meeting next week and will discuss how best to allocate spend.

6. Planning applications & developments:

Iverson Road Tyre site: Public consultation last night. Planning application to be submitted during August. Work on Garden Centre site will start soon.

156 West End Lane: Travis Perkins site - put up for sale though lease has been extended for three years. Agreed to put on agenda for next meeting to discuss how the empty space could be used.

Alfred Court private school: Planning application was supposed to be in by end of May and deadline was missed. Another is in hand and due to be submitted.

7. Engagement programme:

The feedback from the stalls and leaflets/questionnaires was circulated and discussed. Rozelle Bentheim offered to collate the responses from the three questions into a visual chart.

The meeting raised issues about safe cycling/traffic enforcement measures/light sequencing will be passed to WHAT. James will raise some of issues around crime with Neighbourhood Police Committee.

There was talk of writing to Tesco regarding the disruption caused to traffic by its trucks unloading and it was noted that Sainsbury's carry out their deliveries at night.

The Jester Festival feedback was also circulated. Based on the Vision and Objectives, residents were asked to agree or disagree. Of a total of 324 tick box responses, there were 318 positives and 6 negatives. From that it would appear the vision and objectives are on the right track.

It was also noted that whilst people living south of the O2 development are not in our NDF catchment, perhaps we ought to consult.

8. 5th draft of the plan:

James was thanked for all the hard work he has put in and that it is a terrific job. He stated that further comments are welcome on 5th draft until end of month. Some residents were sceptical about how effective the NP will be once implemented but agreed to be positive about it. James and Mark stated that once it is finalised and made statutory, it will have legal weight and even now developers/planners are starting to pay attention to NDF evidence citing the Gondar Gardens 2nd scheme as an example.

9. Plans for rest of the year:

The Committee will meet next week to discuss plans for the rest of the year; hopefully the final draft will be completed by end of the year.

10. AOB:

1. Campaign for new secondary school in area – is separate to remit of NDF but needs to be considered in the NP. Leaflets were circulated; their website is: www.nw6school.com
2. A questionnaire prepared by a planning student was circulated by James, for anyone who wished to complete it.
3. If anyone wishes to visit the student block on Blackburn Road, a guided visit has been arranged for Thursday, 25th July 2013 at 6.30 p.m. Details to be circulated.
4. Dave said he remained opposed to the text on Conservation Areas in the 5th draft.

11. Dates of future meetings:

Thursday 29th August, 7.30pm at West Hampstead Library.
September meeting date to be confirmed.