



St Quintin and Woodlands Neighbourhood Forum

Newsletter August 2015

Draft Neighbourhood Plan - public hearing to be held on Tuesday 22nd September

The St Quintin and Woodlands Neighbourhood Plan, in preparation since 2013, has reached the stage of 'independent examination'. This follows the final 6 week RBKC consultation on the Plan, which closed on July 16th.

John Parmiter FRICS MRTPI has been chosen by the Council (with the agreement of the Forum) as the Examiner. He is a planning professional with experience of reviewing neighbourhood plans elsewhere (including that for West Hampstead and Fortune Green, recently successful at a local referendum).

There were 61 responses to the Council's consultation on the StQW Draft Plan. These are in addition to the 90 responses on the 'pre-submission' version, which was consulted on earlier this year. Thanks to all of you who have submitted comments and supported the proposals in the Draft Plan.

The examination of the Plan includes a public hearing, to be held on Tuesday September 22nd starting at 10.00 hours at St Helens Church. All are welcome. An agenda for the session has been prepared by the Examiner (see right hand column) and this gives approximate timings for specific issues.

The purpose of the public session is for the Examiner to ask questions of interested parties. These include RBKC officers, members of the Forum's management committee, and a selection of those who have commented on the Draft Plan. There will not be the opportunity of general public discussion on the Plan.

As expected, the main issues at the hearing will be: *Policies for Latimer Road, on which RBKC planning officers continue to object to StQW proposals to widen the range of permitted uses in those sections of the street currently within the Freston/Latimer Employment Zone, and to allow housing use on upper floors of commercial buildings.*

Proposed StQW policies to resist housing development on the remaining St Quintin backlands (including Nursery Lane) and to designate these pieces of land as Local Green Space.

Consultants acting for Metropolis Property and for the landowners of Nursery Lane, along with the Council's Planning Department, are likely to be the only objectors at the public hearing. We hope for a good outcome.

More local planning news

RBKC has refused planning permission for the owners of the Taste Buds café in North Pole Road to open a larger café at No.6 North Pole Road (the vacant corner shop with black shutters, at the corner of Brewster Gardens). A planning appeal is in progress, which we support in line with StQW draft policies to allow more use classes in our shopping parades — thereby refilling shop units some of which have stood empty for years.

RBKC has granted permission for continued use of Unit 8 in Latimer Road as a theatre/performance space (see at [The Playground Studio](#)). A condition in this latest approval, carried over from the past, limits the number of performances to 84 per year. Building owner Peter Tate is asking to have this varied, so that a regular theatre operation becomes viable.

The Council has approved the addition of a café space at the front of Unit 8, which will bring a very welcome additional facility to Latimer Road.

Agenda for public hearing on StQW Draft Plan

Examiner's Opening Statement
Questions on procedure
Topics for discussion - see below
Close

Topics and Examiner's questions [with very approximate timings]:

- The (RBKC) Development Plan** (approx 10.15–10.30)
- which policies are strategic (including CE2)?
- Latimer Road** (approx 10.30–12.00)
- is (RBKC Policy) CF5 strategic?
- what is the driver for change (e.g. viability, vitality, or housing?)
- what options were considered?
- is the proposed allocation deliverable?
- what is meant by affordable (i.e. in a general or planning sense?)
- would comprehensive development be unacceptable to the Forum?
- Nursery Lane – Local Green Space** (approx 12.00–1.00 and 2.00–3.00pm)
- is it 'Open Space'?
- is (RBKC Policy) CR5 strategic?
- does CR5 apply to the site?
- how is it demonstrably special to the local community?
- how does it hold particular local significance?
- Conservation** (approx 3.00 - 4.00)
- how do the policies have due regard to the statutory requirements for the conservation area?