

**ST QUINTIN AND WOODLANDS NEIGHBOURHOOD FORUM  
MANAGEMENT COMMITTEE 21st APRIL 2015**

Present: Tania Martin, Nigel Whitbread, William Cooper, Steve Divall, Andre Michaud, Henry Peterson. Apologies from Richard Ehrman.

**1. Minutes of 28th January**

Agreed

**2. Timetable and arrangements for examination of the Draft Plan (report back from meeting with RBKC)**

2.1 HP reported back on meeting with Jon Wade and Jo Hammond at RBKC. Agreement reached that examination of StQW Plan should be scheduled for September. Content of application form to NPIERS for nomination of an examiner had been agreed, and this would be sent off via Nicholas Holgate rather than via the Planning Department.

2.2 The Council was currently consulting statutory bodies (Historic England, Natural England, and the Environment Agency) on a 'screening opinion'. This set out the RBKC view that the StQW Draft Plan did not require a full-scale Strategic Environmental Assessment. This additional consultation would add a further delay on submitting the Draft Plan, but a necessary step to avoid any risk of subsequent challenge for lack of a SEA.

2.3. It remained the intention to submit the Draft plan formally by mid-May.

**3. Latimer Road - latest on developer interest**

3.1. Noted that Craig Jensen and George Glass were continuing to approach owners of Units 1-6 in an attempt to buy out the owners of these buildings in order to facilitate a development. It remained unlikely that all owners would agree to sell, and the Forum's position remains that incremental redevelopment of these units, as and when StQW proposed policies for the street are in place, makes more sense.

3.2. Owner of Unit 8 is discussing planning application for theatre use, with addition of cafe. Agreed that the Forum should support this application. Noted that owner of Unit 11 was developing a request for pre-app advice for mixed use.

#### **4. Nursery Lane - update from Council debate 15th April**

4.1. The debate had been well attended and the public gallery filled with supporters of the StQW Plan and its proposed policies for the St Quintin backlands. Speakers at the debate had included HP, Steph Weatherill and Juha Anjala, presenting the Save our Green Spaces petition. Cllr Coleridge's response had promised that the Council would give 'serious consideration' to refusing an application on Nursery Lane as premature, in light of the StQW Draft Plan.

4.2. Noted that Cllr Coleridge had replied to the latest letter from the Forum. His letter rehearsed the reasons why the Council was not prepared to give significant weight to the 1990 Oxford Gardens CAPS policy on the backlands. Also re-affirmed view from Jon Wade that StQW Draft Policy 4b is 'not positively prepared, as required by the NPPF, but that 'it will be up to the Forum to argue the point with the Examiner'.

4.3. Agreed that HP should give thought to adding a further policy to the Open Space section of the Draft Plan. (Subsequent to the meeting, agreed via email exchanges to add to the Submission Version a draft Policy 4c stating ***Within that part of the neighbourhood designated as a conservation area, to resist any development on land which falls outside the NPPF definition of Previously Developed Land, other than where such development provides substantive public benefit in terms of meeting social care/health needs, or provides for recreation or public amenity.***

#### **5. Other current local planning issues (Portobello and Imperial West new building).**

5.1. Discussed the high level of opposition to the Westway Trust proposals for Portobello Green. HP and Maggie Tyler has met with the Trust (Phil Dibsdales) and the architect from Stiff and Trevillion. The Trust appeared willing to take several steps back and to rethink their proposals

5.2 Imperial College were proceeding with plans for the Michael Uren Bio-medical Engineering Centre. This involves changes to the masterplan for Imperial West, which the College intended to progress via a S73 application for a 'minor variation'.

5.3. Agreed that swapping out the proposed hotel for a building planned to be 29m higher and with a larger footprint is hardly a 'minor variation'. HP to write a letter of objection to the application, to go to LBHF.

The meeting ended at 20.10 hours