

St QUINTIN AND WOODLANDS NEIGHBOURHOOD FORUM

Minutes of Open Meeting held on 5th December 2013 at St Helens Church hall, W10

The meeting was reminded that the Forum had the same membership as the St Helens Residents Association and hence this session was following on from the association's AGM.

UPDATE ON LOCAL ISSUES

St Quintin Health Centre

The site is allocated for sale and redevelopment for housing. NHS Property say that the two Surgeries will be relocated for 2 years and then given new premises in the development. Barlby Road surgery has been suggested, but this not such a good location. SHRA will continue correspondence with NHS property over this issue, to ensure that commitments are given in writing to the two GP practices.

Royal Mail Post Boxes

SHRA has been pursuing RBKC and English Heritage to make sure the Post Boxes in the area are protected and maintained.

English Heritage met with Royal Mail earlier in 2013 and received categorical assurance that there was no programme of removal of letterboxes, and indeed more would be added as new housing developments were built. This is because the regulations covering the universal service Royal Mail stipulate that 98% of delivery points (addresses of houses) have to be within 1/2 a mile of a post-box.

In response to our enquiries, RBKC has chased Royal Mail to renovate and maintain post boxes in our area. No response yet, we are chasing.

Westway Advertising Towers

5 year approval ended in May 2013. The council promised "discontinuance action", but is now hesitating. We need a write-in campaign to Cllr Tim Coleridge:
Email: cllr.coleridge@rbkc.gov.uk address: 54 Ovington Street, SW3 2JB

HS2 & Wormwood Scrubs

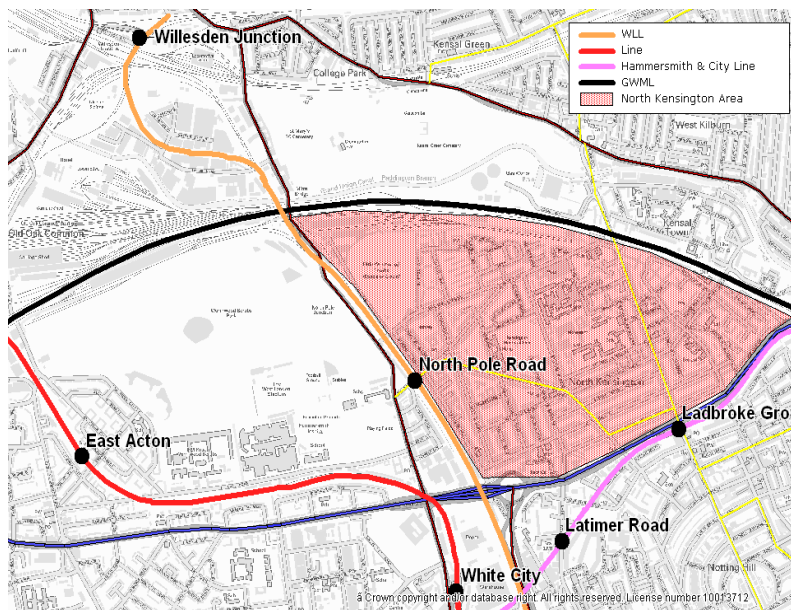
The proposed redevelopment of Old Oak includes an over ground rail track that will cut through Wormwood Scrubs, with high rise buildings (Canary Wharf scale) on the northern edge of the Scrubs. The Friends of Wormwood Scrubs are mounting a campaign to save the Scrubs <http://www.saveourscrubs.org.uk>



Aspirational image of Old Oak in 2042 (from Mayor's vision document)

Extra Station at North Pole Road

There has been talk of an extra station on the London Overground between Willesden Junction and Shepherd's Bush at the North Pole Road. SHRA has suggested that the station be located at the proposed Imperial West/Latimer Road underpass, which would be a better site as avoids disruption, etc to houses around North Pole Road.



Proposed Stations on the London Overground Line

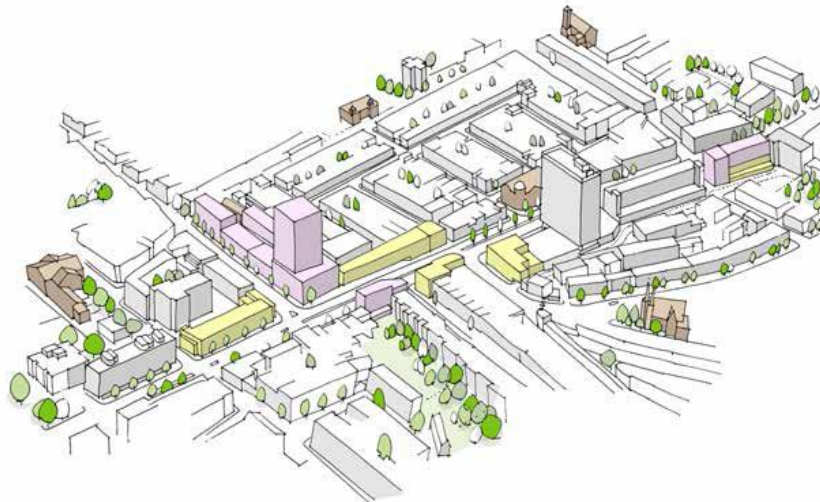
White City Opportunity Area Latest Proposals

The Helical Bar site has been sold to Imperial and there is to be a new Master Plan. The expanded Westfield to the south will include 600,000 sqft of new retail space along with 1,500 homes. There will be a stand alone 230,000 sqft John Lewis, which is planned to open 2017. 22 storey buildings will now face the Accessorise/Monsoon buildings across the West Cross route, creating a high rise corridor as you approach Shepherds Bush. Currently, there is a linear park proposed as part of the development, but this might yet be swallowed up by housing. There are concerns about the increased pressure on local traffic with vehicles exiting onto Wood Lane.



White City Opportunity Area Latest Proposals

Plans for Notting Hill Gate



SPD Consultation ends 23 Jan

RBKC has prepared a draft Supplementary Planning Document for Notting Hill Gate. Once this is adopted it will be used to assess any planning applications that come forward.

Under the proposed SPD Newcombe House could be replaced with a “landmark building” of double its existing height, additional height on Campden Hill Towers, an additional storey for office use on either side of Campden Hill Towers, space for a cultural facility of 2000m², pavement widening, 3,888m of office floor space. The cultural facility would be provided by £8m from S.106 contributions by developers, if this element is supported in the final version of the SPD.

Consultation ends 23 Jan. Objections/Comments can be made online

https://planningconsult.rbkc.gov.uk/consult/ti/NHG_Draft_SPD/consultationHome

St Quintin & Woodlands Neighbourhood Forum

The neighbourhood forum is consulting people in this area.

STQW needs your views on the main topics to be covered in the Plan – homes, transport, shopping, parks, healthcare, education, conservation and development.

You can complete the survey online at www.stqw.org plus a leaflet version will be circulated.

QUESTION TIME SESSION: GUEST PANEL

Cllr Robert Atkinson, Notting Barns Ward &

Michael Wilson of Mountgrange Heritage North Ken

Cllr Robert Atkinson has been a Councillor for 20 years, his interest lies in Education and he is on the RBKC Planning Committee. He also works for Karen Buck the MP for Regent's Park and Kensington North. In response to questions on basements, Cllr Atkinson explained that as land values rise there are increased pressures from developers on the Council, especially where basements are concerned. The Council is trying to resist these pressures.

Michael Wilson of Mountgrange Heritage has noticed a migration of families looking for family houses from Notting Hill and Holland Park to North Kensington. It is still possible for young families to stay in RBKC at relatively modest prices compared with other parts of Central London. However, the increase of families moving to the area has been reflected in an rapid increase in house prices over the last 7 years. There have been many basement developments in the past few months, but MW waits to see if these are being done to accommodate growing families needs or whether they are being done for development.

1. Basements

RA: The Council is clamping down on excessive basements because of the difficulties and disruptions involved in digging and excavating double and triple basements. RBKC are not against basements, so single storey basements will be permitted and you will be able to go 50% under the garden rather than 80%, and applications have to have a traffic plan. In spite of concerns over underground rivers and the water table, there is no evidence that the water table is affected. However, RBKC has asked Imperial College for more evidence that this is not the case. In the case of the high number basements on Kelfield Gardens being carried out at the same time, there is nothing that RBKC do about this. They can only turn down basements on planning grounds and cannot specify timings.

Karen Buck MP is putting a 10 minute bill before Parliament to regulate the construction of new basements and to raise the issue nationally.

MW: In Central London there is a space/price ratio and one way to increase the value of your house can be to build a basement. The profits/value mean that a basement which will cost approx £300-400K could add double this value to the house. Also, as it is difficult to build up or out in a Conservation area, the only way to increase space is to dig down. The houses in this area do lend themselves to a further floor. Building a basement to accommodate a growing family rather than

buying a bigger house can make financial sense as Stamp Duty is expensive and you can lose up to £100K in the process of buying and selling.

2. Facilities for Young People in the Area

RA: The population of the Borough was going down, but now it is going up in some areas, which has had an impact on education facilities. North Ken Academy, which opens in September 2014, will be much-needed local secondary school. The New Academy will provide opportunities for the young people of the Borough, and will be a local school with entrance prioritised on location within the catchment area of the school.

MW: Younger families and young people are moving out of Central London to Herne Hill, Brixton etc. The loss of young people means that areas such as N Ken can become sterile.

3. Impact of Imperial West/Latimer Road underpass on Parking

There are concerns that the proposed pedestrian/cycle route under the railway to Imperial will have an impact on the parking in the surrounding streets. There will be very limited parking at Imperial West and the risk that car users could park in Latimer Rd/Oxford Gardens etc and walk through to Imperial West.

RA: Parking restrictions to the Resident Parking Bays could be made till 10pm, as it has been done in other areas of the Borough. This would keep parking bays for locals, or RBKC residents but also impacts on evening visitors.

MW: The Gradpad units in Imperial do not come with parking, and in his experience people will use public transport or cycle and will not own a car.

3. North Pole Traffic Jams

The traffic is regularly backing up North Pole Road from the Wood Lane junction, sometimes as far as Barlby Road.

RA: TFL controls the traffic flow, not the Council. We would need to contact TFL about this.

4. Pedestrians

Concerns were raised about street lighting being obscured by trees, uneven pavements and confusion for pedestrians at mini-roundabouts.

5. St Helen's Shops

There is approx. 6,500 sq.ft of forecourt at St Helen's Parade that could be used to attract more people to the parade. The new florists stall was doing well, and may be similar stalls or a mini Farmers Market could be added to the Parade?

The meeting ended at 21.30