

MINUTES OF JOINT ANNUAL GENERAL MEETING OF ST QUINTIN AND WOODLANDS
NEIGHBOURHOOD FORUM AND ST HELENS RESIDENTS ASSOCIATION – JUNE 8TH 2023 AT ST
HELENS CHURCH HALL

Present: 67 members of StQW/SHRA signed the attendance sheet, including St Helens and Dalgarno ward councillors Emma Dent Coad, Portia Thaxter and Eva Jedut.

The Chair Henry Peterson introduced himself and welcomed new members to the meeting.

1. The minutes of the 2022 AGM and Annual Report from the Chair were agreed.
2. The SHRA Treasurer (Maggie Tyler) reported that the StQW had received funds to enable printing of a leaflet informing residents of the neighbourhood area about the StQW and the upcoming StQW & SHRA AGM. The meeting was reminded that the SHRA deals with any expenditure and income on behalf of the StQW Forum, which does not operate with separate financial arrangements.

MT:

3. Elections for members of the St Helens RA and StQW Forum Management committees.

The following committee memberships were agreed

Members

David Marshall, Finstock Road
Fiona Withey, Kelfield Gardens
Tania Martin, Highlever Road (Secretary)
Catherine Mannheim, Highlever Road
Henry Peterson, Highlever Road (Chair)
Pat Healy, Oakworth Road
Steve Divall (St Helens Church)

New Committee Members

Kim Evans, Dalgarno Gardens
Stephen Duckworth, Pangbourne Avenue
Nathaniel Gee, Oxford Gardens
Ben Martinez, St Helens Gardens
Jeremy Raphaely, Highlever Road

Co-opted Members

Jenny Harborne
Maggie Tyler (proposed)

Resigned

Peter Chapman (Highlever)

Elections to St Helens RA management committee

Maggie Tyler, Wallingford Avenue (Treasurer)

Stephen Duckworth, Pangbourne Avenue
 Fiona Withey, Kelfield Gardens
 Catherine Mannheim, Highlever Road
 Henry Peterson, Highlever Road (Chair)
 Pat Healy, Oakworth Road
 David Marshall, Finstock Road
 Tania Martin, Highlever Road (Secretary)

The following concerns were raised:

Georgie Pomper – Raised concerns about whether due diligence had been carried out on Committee Members and that was conflict of interest with a Committee Member (Tania Martin) who worked for one of the Latimer Industrial Site owners.

HP:

Marianne McDonald: Stated that 9 years for a Chair is not democratic and would not be acceptable within Corporate Governance

HP: There is no time limit on positions within the Constitution, which not unusual for resident organisations – this is not a corporation.

Marianne McDonald: Votes at the AGM Not responding to views of residents – there is need an online vote, or something more modern for people who can't make it or have busy lives.

Rennweig Bore: Has a busy life but makes sure that she prioritises attending meetings

Vote: For 45 Against: 6

Action: STQW Committee to discuss how to engage more Members in the voting process at the next Committee Meeting to ensure that voting responds to the views of members of the Neighbourhood Forum as a whole.

4. Agreed amendments to the constitution of STQW / SHRA

The Chair (Henry Peterson) explained that both SHRA and StQW date from different times and the bodies have a different status in some respects, and that it would be good to have the constitutions consistent where possible.

Both are un-incorporated associations:

SHRA is a **resident's association**

StQW is a **neighbourhood forum** that is governed by the 2011 Localism act and has legal capacity to prepare and review a Neighbourhood Plan

	StQW	SHRA
Membership	By law, membership open to anyone who is a resident or works/has a business in the Neighbourhood Area as designated within the Neighbourhood Plan. Ward councillors members by right.	Adult residents within the SHRA boundary are voting members with residents in neighbouring streets welcome to join as affiliate non-voting members

Boundary	Fixed by RBKC in response to application for designation	More flexible
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The Forum agreed to the following changes to make the Constitutions consistent where possible.

StQW Forum Constitution agreed changes:

- To reword 1.1 to read *seek to reflect the majority view of those living or working in the neighbourhood area*
- To add a map to show the precise neighbourhood boundary
- To add that the Forum may choose to review/update the NP
- To clarify that the 'code of conduct' applies to committee members only
- To clarify that ward councillors are Forum members by right
- To clarify that any StQW funds are held and managed by SHRA (or another 'accountable body' in the case of any further Government funding)

St Helens RA Constitution agreed changes:

- To make the area covered consistent with that for StQW neighbourhood forum
- To delete referent to 'charitable in law" (SHRA is not a charity)
- To differentiate between full (voting) members and affiliate (non-voting) members living in nearby streets, including LBHF
- To delete '*represent*' and replace by '*seek to reflect the majority view of all residents in the area*'
- To make 'notice' requirements consistent at 14 days
- To clarify that full external audit is not required

Cllr Dent-Coad queried whether St Quintin's View would be included in the SHRA area. HP to respond on details of LBHF boundary originally proposed in 2012 for StQW.

Action: any StQW Members who joined the Forum when the proposed boundary included areas in H&F will be notified of the changes to membership and that they now have affiliate status as non-voting member of SHRA.

5. Update on Local Planning Issues

Slides were used to give a brief updates of the following planning issues:

RBKC New Draft Local Plan

The Local Plan sets policies in place for the whole Borough on housing, industry, site allocations. The Draft Local Plan will replace the adopted 2019 Local Plan for the Borough. This is a much more powerful document than the StQW Neighbourhood Plan, which has to be in general conformity to the Local Plan. This same principle would apply if/when the Neighbourhood Plan is reviewed.

The main changes to the Local Plan are on housing policies and site allocations and on new 'Green Blue' policies (sustainable retrofitting, zero carbon, air quality, flood risk, 'circular economy', open spaces.)

Louis Nurser has been appointed as planning inspector and will be holding sessions in beginning 20th June through July.

StQW has been invited to take part in sessions on *Vision and Objectives, Kensal Canalside Opportunity Area, site allocations, Tall Buildings.*

K&C Social Council will be giving evidence, particularly on housing.

Northcare (Scotland) also giving evidence on care home provision within the Borough.

Cllr Dent-Coad is also taking part in some of the sessions

StQW written statements were published on RBKC Local Plan Examination Library (and are now also available on StQW website).

Kensal Canalside Opportunity Area Updated Proposals

Sainsbury's/Ballymore have been working up their planning application for several years under 'Project Flourish' – this location will be one of the big issues at the Examination in Public, with local groups lobbying against overdevelopment of this site.

Ballymore have been meeting with individual groups (Kensal Triangle RA, Friends of Kensal Green Cemetery, Kensington Society and StQW Forum), and intend to submit a planning application in late July for Phase 1 and outline for remaining stages.

There is a 10 year programme to build out all phases which will start in 2025 with a new superstore to open end 2029.

Berkeley homes/St William have paused plans for their part of the site, and plans for land parallel to Barby Road, which is owned by the Dept of Transport, will happen at a later stage.

The proposal is for around 2,600 new homes, plus superstore, out of a potential 3,500 homes across the whole Opportunity Area with towers up to 29 storeys (Trellick Tower). This is very dense with not a lot of green spaces.

The RBKC 2012 Consultation for an option (option 1) without a Crossrail station 2,000 new homes for the site. StQW will be arguing that, as there is no Crossrail, housing should go back to 2,000 new homes as per RBKC consultation.

Developers want to buy Canal Side House from RBKC and make it part of the whole site. Negotiations are on-going.

Andrew Hanson: Concerned about the transport to and from the site

Anna owns a property Eynham Road: Concerned about the air/sky space and building blocking views

Cathy Long: Bracewell Road – Have transport surveys been done?

HP: Transport surveys have been done and the junction will be adjusted and they will be taking out the petrol station which supposedly generates a lot of traffic.
Emma DC – Never any Crossrail planned just a way to raise the price of the land – foot bridge on Barlby Road, not happening as too complicated and expensive.
Stephen Duckworth: Concerned about Social/affordable housing which should be above 20%

HP: Density, Transport unworkable

Johanna Holmes: Have you presented Written Representation

HP: Yes it is on Council website.

David Marshall: No open space for the density of housing. Need to think of ways to use open spaces including Wormwood Scrubs in a better way for future generations.

Action: StQW will object on Density and Transport issues – the numbers of new homes are too high.

A link to the written representation will be circulated to Forum.

Northcare Proposal Nursery Lane

The planning application for Northcare's proposal of a 72 bed luxury 'high dependency' care home is awaiting decision from RBKC. Pre-application consultations were held in Feb/March 2023. Northcare have a 2-year option on the land from the Legard Family.

The developers Statement of Community involvement by Concilio acknowledges lack of local support and strong opposition, but Northcare/Savills are arguing "very special circumstances" resulting from a lack of extra care housing provided in RBKC New Local Plan.

StQW initially objected on the grounds the land is one of the 3 backlands designated as local green spaces in the Neighbourhood Plan.

There are concerns about the Willow Trees which aren't covered by TPOs, so the council cannot stop them from being taken down. They are there to help with drainage.

16 objections to date and don't see how RBKC can make a decision before the Local Planning sessions have taken place.

This could be a good site for an ecology/education centre or improved sheltered housing. There might be a possibility for the Council to buy the site and redeveloping the sheltered housing – the road space is not used at the moment. The council is doing review of its care homes.

The Forum agreed that the second StQW very strong objection will be submitted stating:

- Availability of dementia care already provided at Princess Louise nearby.

- No shortage of self-funded high dependency beds in RBKC (Loveday Nottingham, Chelsea Court Place and Loveday Kensington). There is more of an issue at the sheltered housing end of the market.
- Northcare application 'premature' in-advance of the Local Plan examination

Has a Tree Survey been carried out.

HP: There is a Arboriculturalist Report 2015 commissioned by residents– however very difficult to demolish consultants reports

Jeanette Davidson Coronation Court Residents Chair: Impact of construction works at Coronation Court – excessive noise – can't work from home, disruption has been immense - incredible level of stress and noise for residents for a year

Joanna Posner – bats live on the site

Rennweg Bore- Bats- more evidence/photography

Lydia Reeves – Has seen bats

Catherine Manheim: Once Mark Enright's firm leaves in September, a renewed risk that the land can become a rubbish dump so need some decision as to what is wanted on the site.

Victoria Stark, Wallingford Ave – need a strategy for all the backlands sites – moral view accessible to all local people – benefit of open spaces particularly environmental – longer term. Need a working party on this.

Cllr Dent-Coad; Need for a RBKC location as a base for all 'kitchen gardens'

HP Mark Enright who runs the garden – there is everything on site

Action: Arboriculturalist Report 2015 to be put on StQW website. Residents around the site to send any photographic evidence of bats to council. HP to follow up on possible base for RBKC kitchen gardens.

Park House/Lloyd Williamson

Change of Use from office to Class D (Education use) submitted by Lloyd Williamson schools (local charity). The lease is ending on their current premises at Telford Road. Small upper school up to 16 currently of 32 students but likely to be 60 – no external play space so low noise impact – only noise from the dining room at the back. The second application includes a noise impact study at the request of RBKC. Noise impacts on 7,9,11 Highlever Road assessed at being '*below background level*'.

Marianne McDonald: Traffic issues – road is choked and parking – traffic on Oxford

Andrew Hanson: Architect on NHP Strict Walk to School policies which considerably reduces traffic – RBKC will ensure these policies are adhered to.

Marianne: Will StQW object? to be referred to the expanded StQW Committee.

Chair cannot make an on-the-spot decision, only one objection to date –will take it to the Committee & Members to discuss. StQW will take a lead from Latimer Preservation Group's consultation of their group. But will reflect the majority view across the neighbourhood.

Action: Latimer Road Preservation Society to send StQW the outcome of their consultation for discussion by Committee.

6. Redesignation if StQW Forum

The Chair presented slides that explained the Redesignation and Review/Updating of the neighbourhood plan.

All neighbourhood forums are required to be 'redesignated' every five years. StQW was first designated in 2013 and redesignated in 2018.

The redesignation does not affect the StQW Boundary, to change this would require a separate application for changes to the Neighbourhood Area where a case would be made for any changes.

Application for redesignation will be submitted to RBKC after the AGM. RBKC will publish this application for 6 weeks, assess responses and come to a decision.

The Chair highlighted that If the forum isn't re-designated no vehicle for a review. The StQW Plan is part of the councils development plan for the Borough, it is not 'our' plan.

This is a good time for a review of the Plan because of the New Local Plan policies. This could be a simple exercise but depends on the scale of the changes, and whether we need the changes to be reviewed by an external examiner or referendum. The original Neighbourhood Plan took 1 ½ years, which included consultations, referendum and external examination.

CLlr Dent-Coad: Can Latimer Road be omitted from the StQW Plan

HP: To change the area would require a revision of the Plan not the Forum. The original boundary map was drawn up by the StQW. RBKC accepted the map and didn't make any changes, whereas LBHF did.

Marianne McDonald: Can the Committee co-opt Latimer Road Preservation Society onto the Committee or allow an observer when issues affecting the street are discussed?

HP: The Committee will be asked this question. StQW is unsure of what the Latimer Road Preservation Society wants to see as the future of the street.

Action: StQW Committee to identify what might need changing and why, in the 2018 StQW Plan, with a possible further open meeting for the Forum to discuss.

Latimer Road Preservation Society to notify StQW of their proposed plans for Latimer Road and who acts as spokespersons/officers of the Society.

7. Any other business

St Helen's Gardens Streetscape

Marina de Luca– NP concept for St Helen's piazza has given weight to the new streetscape – can it be removed from the NP – would like the street to be restored to the original and for kerbs to be put back.

Steve Divall: New streetscape should be as original scheme that we were consulted on

Fiona Withey: NP is not related to the new streetscape, which should have been built as consulted on.

Genaro Picardi: Drew the concept sketch which was for streetscaping to create a square/piazza – this was not for new road scheme and junctions. Are we sure we are all against pedestrianisation?

Cllr Eva Jedut: Every one is parking on double lines

HP: As agreed at Marina's meeting in the church hall, StQW does not want to be seen as intervening further with St Helen's Gardens RA gardens Residents Association discussions with the Council.

Action: Can St Helen's Gardens RA provide feedback to the StQW Committee what their view for St Helen's Gardens is, on changes needed to the scheme as constructed?

Kensington Memorial Park New Buildings Update

Cllr Thaxter: Building work started on 17th April on the paddling pool/playground and should be finalised by the middle of August, will be organising an opening event.

HP: On the proposed replacement building for the café etc. RBKC has notified us that the tenders which came in were over budget and so the contract is on hold.

Ariadne Nectar 294 Latimer Road

Sold prior to auction. Understood the sale was to a local buyer intending to re-open the building as a pub. Agree that no bad thing to have a well-run pub on Latimer Road.

Speed Indicators

HP to chase up RBKC on delays in installing speed indicator signs in St Quintin Avenue.

Ends: 8:30pm