

**ST QUINTIN AND WOODLAND NEIGHBOURHOOD FORUM  
MINUTES OF 26TH FEBRUARY 2014 MANAGEMENT COMMITTEE**

1. The minutes from the 22nd January meeting were agreed. Noted that Tara Winter Wilson was resigning from the committee as she is planning to leave the area.

**2. Consultation survey/questionnaire**

Arrangements for transcribing remaining hard copy forms onto electronic database discussed. To date HP had done 10 of these and proposed allocating out others to committee members. Agreed that alternative solution be found, and left with HP to find suitable persons to undertake input work for a modest fee.

Agreed that committee members would use the Dropbox system for accessing a shared file of StQW documents.

**3. Latimer Road consultation**

Report back from consultation session on Latimer Road discussed. It was clear that there was consensus from businesses and residents in the street that current RBKC policies had led to vacant and underused premises and associated issues appearance of neglect at southern end of the street, couple with poor security of premises and associated crime,

Draft of relevant section of NP discussed. Agreed to go for Option 3 (retention of business/commercial use at ground floor level) as the proposed variation of RBKC policy for this section of the Draft NP. HP to circulate list of Latimer Road building ownerships.

On other policy issues affecting the street, building height on western side would be likely to cause some contention - with opposition from residents on eastern side who currently experience comparatively open skies. But in relation to several of the industrial units, these views would any way disappear with next phase of Imperial West build programme.

Agreed that next stages of consultation should proceed on basis that heights up to 4 storeys overall for the industrial units would probably prove acceptable to a majority of StQW residents, especially if redevelopment of individual units included an element of affordable housing.

Noted that current RBKC policies on 'housing diversity' exclude possibility of any 'off-site' affordable housing being located in StQW area, and that this was a further issue

on which a policy variation should be sought given the demand shown in StQW survey responses.

Noted that a Neighbourhood Development Order offered scope for a 'design guide' for Latimer Road, which could set parameters on e.g. building lines. A proposed NDO to be included in the draft NP.

Noted that HP would be drafting further sections of the NP for discussion at future meetings, other than on Conservation and Design on which JH was leading. AM and NW would be looking at issues on shopping parades. More input would be needed on Local Facilities (health, education) and on Housing.

#### **4. Conservation**

Proposed arrangements by RBKC for preparing updated 'Conservation Area Appraisals' discussed, including proformas for 'character area' and 'street' appraisals. Agreed that we should continue to attempt to undertake such an appraisal for St QW area, with fallback option of identifying changes needed and feeding these back to RBKC.

Agreed that this would cover only the StQW area and not the whole of the Oxford Gardens/St Quintin CA.

Agreed that JH would convene meeting of local architects involved in local conservation activity, including AH.

RBKC currently consulting on revised draft of Conservation and Design section of the Core Strategy. JH/AH to decide whether we need to make a response by deadline of March 26th.

#### **5. Transport**

Draft set of slides on the case for an extra station on the West London Line were viewed. Agreed that these can be used at next open meeting and subject to feedback there, for further lobbying with RBKC and LBHF, local MPs, and TfL.

#### **4. Draft of StQW newsletter for February 2014**

Draft was agreed. HP to circulate.

#### **St James development in Wood Lane**

HP reported back on initial meeting with St James. on their proposals for the former M&S site in Wood Lane. No figures yet available on number of housing units. Impact of traffic on Wood Lane raised as a concern. Either HP or NW to attend St James workshop at White City Community Centre.

#### **6. RBKC plans for Community Infrastructure Levy**

Brief report back on meeting with RBKC. Confirmed that RBKC recognise that Neighbourhood areas should receive 25% of CIL proceeds, once a Plan is in place. But RBKC are predicting that they will receive little income from this source, given that the charge is levied only on **net** new floorspace and this is limited in developments within the borough as a result of tight policies on building density and height.

**7. Date and agenda for next StQF open meeting**

Agreed that next open meeting should be held in St Helens Church hall on Thursday 27th March.

**8. Any other business**

Noted that DM was exploring ideas about market stalls on St Helens Gardens forecourts.

**9. Date of next meeting**

Agreed that the management committee should meet on Wednesday 26th March at 6.30 at 95 Highlever Road