

Joint Annual General Meeting of the St Quintin and Woodlands Neighbourhood Forum and St Helens Residents Association

June 8th St Helens Church hall

Agenda for the evening

1. To receive and agree the minutes of the 2022 AGM and Annual Report from the Chair
2. StQW proposed changes to constitution
3. StQW election of management committee and officers
4. SHRA proposed changes to constitution
5. SHRA election of management committee and officers
6. Update on current local planning issues
 - RBKC Local Plan Examination in Public
 - Kensal Canalside
 - Nursery Lane application from Northcare
 - Park House Latimer Road, change of use
7. Forthcoming consultation on redesignation of StQW for further 5 years
8. Reviewing the StQW Neighbourhood Plan – process and need for updating
9. Any other business (St Helens streetscape scheme, Memorial Park buildings)

Elections to the StQW management committee

Nominations received for re-election:

David Marshall, Finstock Road

Fiona Withey, Kelfield Gardens

Tania Martin, Highlever Road (Secretary)

Catherine Mannheim, Highlever Road

Pat Healy, Oakworth Road

Henry Peterson, Highlever Road (Chair)

Steve Divall (St Helens Church)

New nominations

Kim Evans, Dalgarno Gardens

Stephen Duckworth, Pangbourne Avenue

Nathanial 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 (Treasurer) (Wallingford Avenue)

Stephen Duckworth (Pangbourne Avenue)

Fiona Withey (Kelfield Gardens)

Catherine Mannheim (Highlever Road)

Henry Peterson (Chair) (Highlever Road)

Pat Healy (Oakworth Road)

David Marshall (Finstock Road)

Tania Martin (Secretary) (Highlever Road)

Proposed amendments to constitutions

The current constitutions date from different times.

It would be good to make them consistent where possible but the two bodies have a different status in certain respects.

SHRA is a **residents association** like many in this and other Boroughs

StQW is a **neighbourhood forum** and governed by the 2011 Localism Act

Both are 'unincorporated associations'. The Forum has legal capacity to prepare and review a neighbourhood plan.

Membership criteria are slightly different. Membership of a forum is open to **anyone who lives or works** in the neighbourhood area, by law.

Boundary of a neighbourhood area is fixed by RBKC. For SHRA the boundary is more flexible. Proposed revisions make these the same, while allowing for 'affiliate' membership for SHRA from those living in nearby streets.

StQW Forum constitution – proposed 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 – proposed changes

- To make the area covered consistent with that for the StQW neighbourhood forum.
- To delete reference 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 in 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.

Update on local planning issues

RBKC New Draft Local Plan – Examination in Public

Kensal Canalside – proposals from Sainsburys/Ballymore

Northcare (Scotland) Ltd proposals for Nursery Lane

Park House, Latimer Road proposed change of use from offices to upper school

RBKC New Draft Local Plan

This will replace the 2019 adopted Local Plan for the Borough

Main changes 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).

Planning Inspector Louise Nurser will hold hearings in June and July

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

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

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

Written statements published on RBKC Examination Library

Kensal Canalside Opportunity Area

Along with plans of the Earls Court Development Company, this location will be one of the big issues at the Examination in Public.

Sainsburys/Ballymore have been working up their planning application for several years (badged as 'Project Flourish').

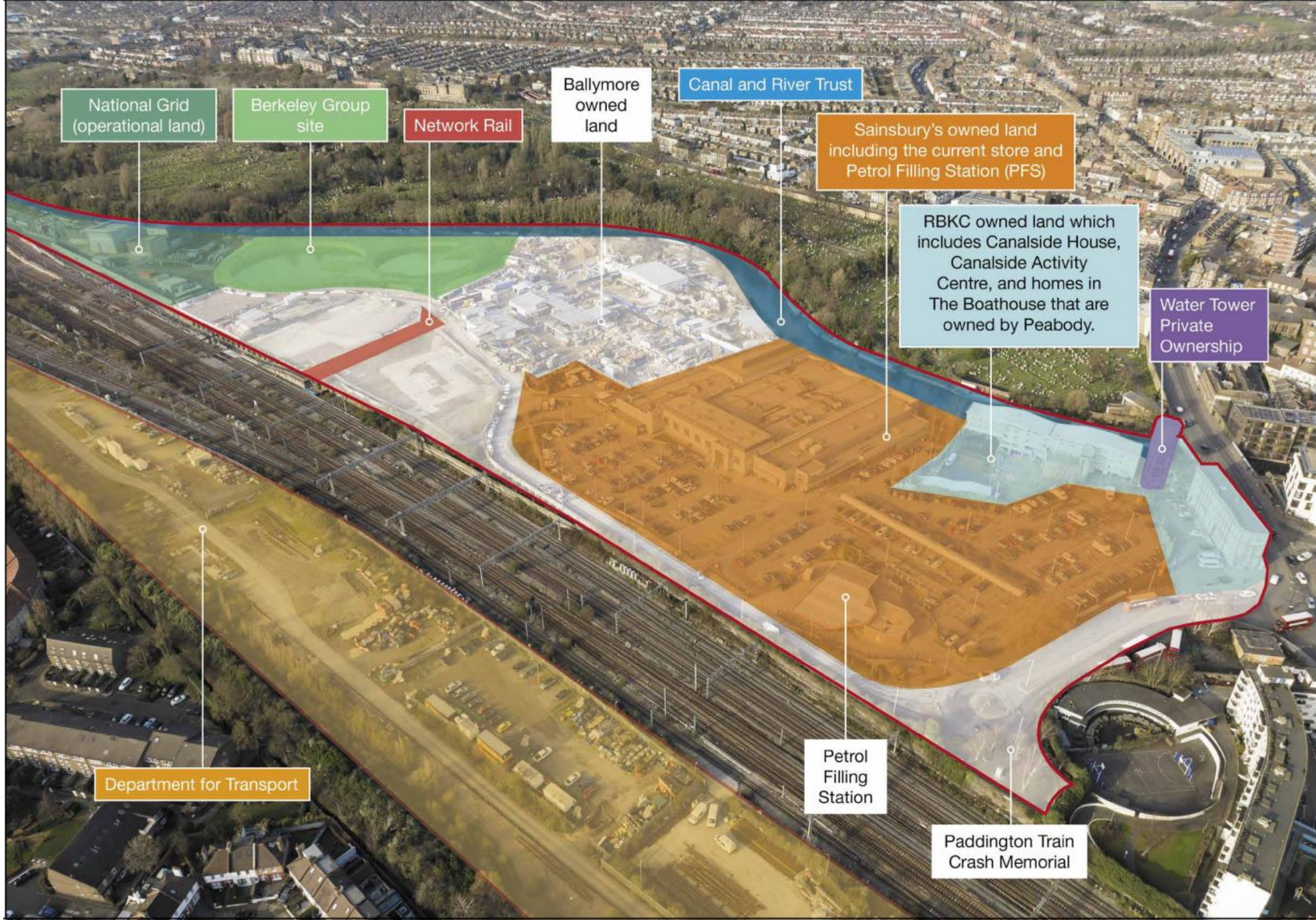
Proposing around 2,600 new homes plus superstore, out of a potential 3,500 new homes across the whole Opportunity Area

This number is way above the total 2,000 new homes envisaged in RBKC 2012 consultation, for an Option 1 with no Crossrail station.

Public transport access poor for housing density proposed ('more bus routes').

Tall buildings reduced to under 30 storeys (Trellick height).

Many local groups will be lobbying against overdevelopment of this site.



National Grid
(operational land)

Berkeley Group
site

Network Rail

Ballymore
owned
land

Canal and River Trust

Sainsbury's owned land
including the current store and
Petrol Filling Station (PFS)

RBKC owned land which
includes Canalside House,
Canalside Activity
Centre, and homes in
The Boathouse that are
owned by Peabody.

Water Tower
Private
Ownership

Department for Transport

Petrol
Filling
Station

Paddington Train
Crash Memorial

Option One: 'Close' – No Crossrail station, residential-led development

Option One

'The Close'

Residential led development, generally 3-4 storeys high, similar to the heights of buildings on Ladbroke Grove.

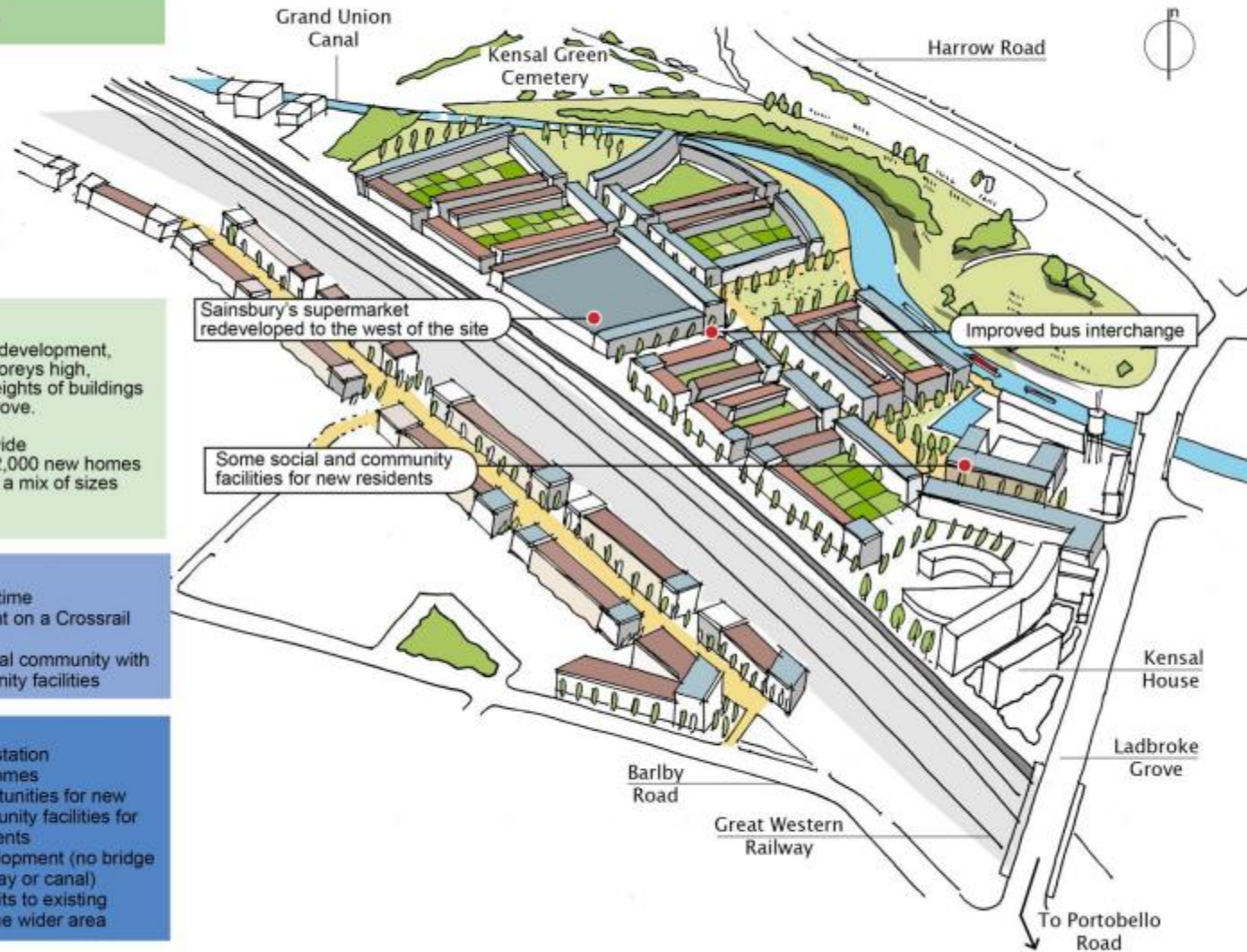
This would provide approximately 2,000 new homes which would be a mix of sizes and tenure.

Pros:

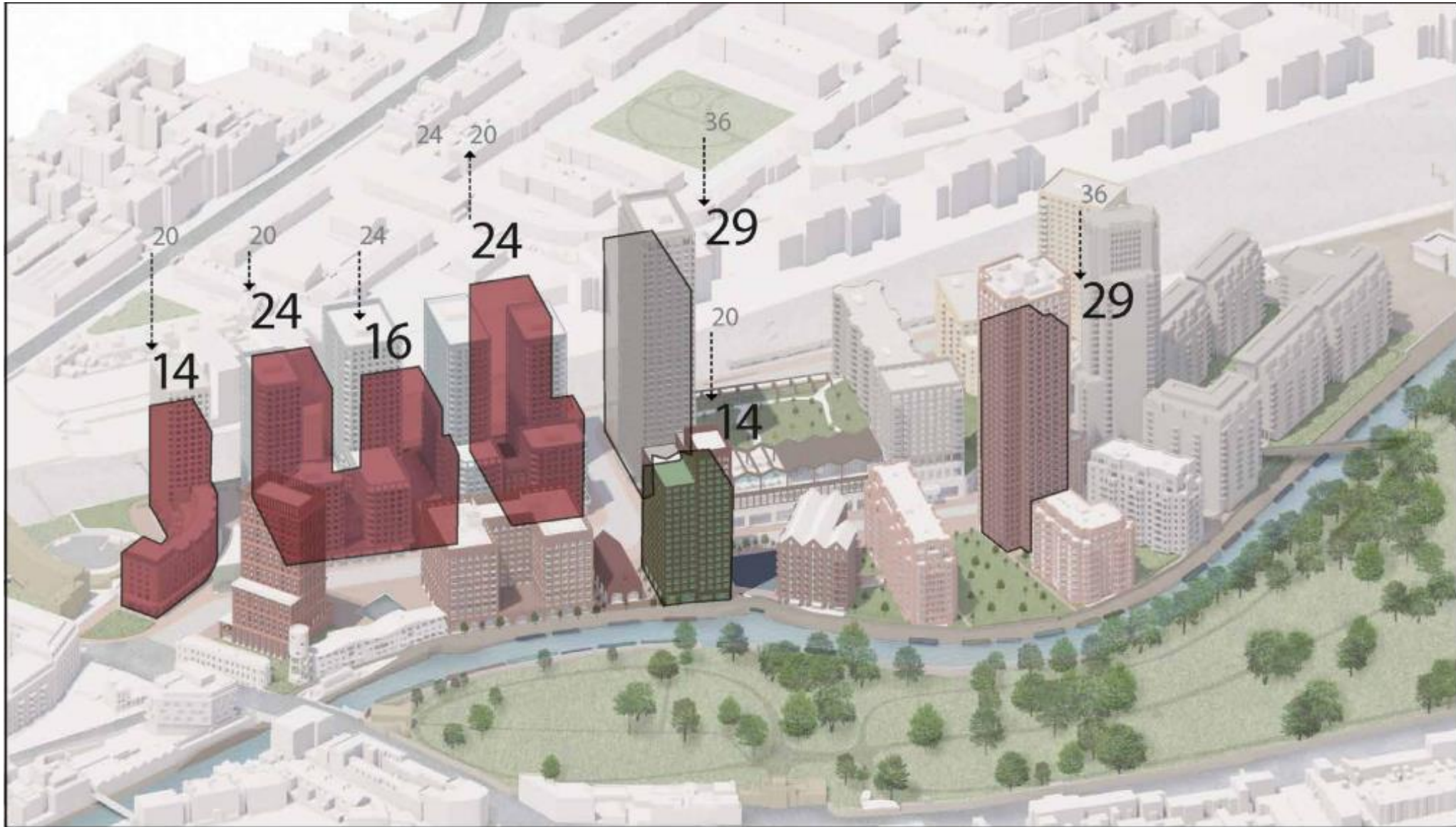
- Shorter build time
- Not dependent on a Crossrail station
- New residential community with some community facilities

Cons:

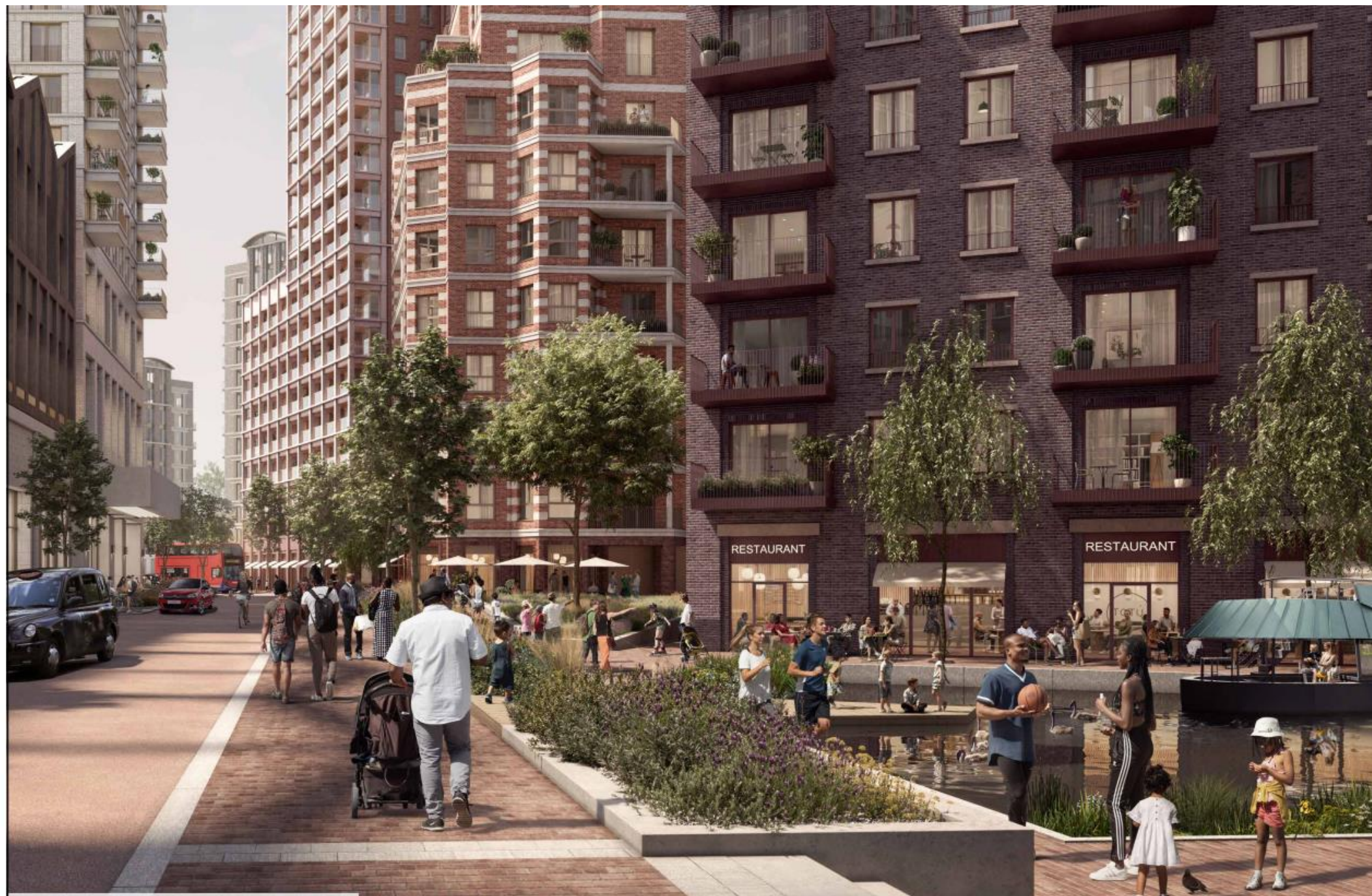
- No Crossrail station
- Fewer new homes
- Limited opportunities for new jobs or community facilities for existing residents
- Isolated development (no bridge over the railway or canal)
- Limited benefits to existing residents in the wider area



Kensal Canalside – tall building locations







Kensal Canalside – next steps

Ballymore have been meeting with individual groups (Kensal Triangle RA, Friends of Kensal Cemetery, Kensington Society, StQW Forum).

Intend to submit 'hybrid' planning application in late July (for full permission for Phase 1 and outline for remaining stages).

Negotiations not yet finalised on acquisition of RBKC landholding at Canalside House and Peabody housing at the Boathouse.

Construction programmed to start in early 2025 with new store open by end 2029. 10 year programme to build out all phases.

Berkeley Homes/St William have paused plans for their part of the site.

Land parallel to Barlby Road owned by Dept of Transport – a later stage

Northcare proposals for Nursery Lane

Proposals are for a 72 bed luxury 'high dependency' care home.

Northcare have a 2 year option on the land, from the Legard family.

Pre application consultations held in Feb/March 2023.

Concilio Statement of Community Involvement acknowledges a complete lack of local support and strong opposition.

The land is one of 3 backlands designated as Local Green Space in the StQW Neighbourhood Plan.

Northcare/Savills trying to argue 'very special circumstances' resulting from lack of extra care housing provided for in RBKC New Local Plan.

Application awaiting RBKC decision. Willow trees at severe risk of being felled.



NURSERY LANE, KENSINGTON AND CHELSEA

STAKEHOLDER PRESENTATION

FEBRUARY 2023



Objections to the Northcare application

20 objections (as of June 1st)

Initial objection from StQW covers Local Green Space designation and rebuts claims from Savills that this is outdated and unjustified.

Second objection from StQW to be submitted. Will cover:

- Availability of dementia care provision at Princess Louise nearby
- Supply of self-funded high dependency beds at Loveday Abbey Road, Loveday Notting Hill (opening soon), Chelsea Court Place and Loveday Kensington. No shortage at this end of the market?
- The Northcare application is 'premature' in advance of the Local Plan examination

Suggestions for other grounds to add would be very welcome.

Park House, Latimer Road

Application submitted by Lloyd Williamson schools (local charity) for change of use from office to Class D Education use.

Proposal to relocate from premises at Telford Road (lease ending)

Second application includes a noise impact study (at the request of RBKC).

The school currently has only 30 pupils, and small classes. Plans to extend to 60 plus.

No external play space. Pupils will use Little Wormwood Scrubs or Westway Sports Centre.

Office space said to have remained unused since 2020.

Noise impacts on 7,9 and 11 Highlever Road assessed as being '*below background level*'.



PARK HOUSE, EXISTING STREET FRONTAGE

Redesignation of the StQW Forum

All neighbourhood forums are required to be 'redesignated' every five years.

StQW Forum was first designated in 2013 and redesignated in 2018.

Application to be submitted to RBKC after this AGM.

Requires a map, list of 21 or more members, constitution.

Needs to meet legal test of the Forum being open to all who live or work in the area.

RBKC will publish this application for 6 weeks, assess responses and come to a decision.

The process proved straightforward in 2018.

Redesignation of the Forum does not affect the StQW boundary which would require a separate application making the case for any changes.

Reviewing and updating a neighbourhood plan

The decision to revise a neighbourhood plan can only be made by the neighbourhood forum/parish council which prepared it.

There is no fixed time period within which a NP must be revised.

Local Plans are expected to be revised every 5 years (but often are not).

RBKC in final stages of reviewing the Borough's Local Plan.

This will include new policies on e.g. sustainable retrofitting of homes (heat pumps, insulation etc).

A new Local Plan is a logical time for reviewing a neighbourhood plan

This would involve a serious piece of work by the StQW committee, along with meetings of Forum members to discuss changes,

Updating the neighbourhood plan document will involve the following steps:

Update the sections of the plan describing community and stakeholder engagement to recognise that undertaken to revise the plan.

Update the evidence section of the plan to reflect the most recent data and update all references to national and local policy, if necessary.

Review the policies and revise them as necessary, including their supporting rationale and evidence.

Consider the need for site allocations (existing allocations survive) and/or Local Green Space designations.

Undertake an overall edit of the plan to ensure it reflects current circumstances.

Guidance from
Locality

Revising a neighbourhood plan

Minor (non-material) updates that would not materially affect policies may be made by RBKC, with consent from the StQW Forum.

Modifications that materially affect the policies in the neighbourhood plan require 'pre-submission' consultation and a second round of consultation carried out by RBKC.

Independent Examiner then decides whether changes are so significant that a further referendum is required.

First step is to identify what might need changing and why? The new enlarged committee can discuss, as could a further open meeting.

Any other business

St Helens streetscape scheme

RBKC proposals for new buildings in
Memorial Park – no news in recent months

Ariadne Nektar – any info on purchaser?