

ST QUINTIN AND WOODLANDS NEIGHBOURHOOD FORUM AND ST HELENS RESIDENTS ASSOCIATION

MINUTES OF ANNUAL GENERAL MEETING 20TH NOVEMBER 2014 AT ST HELENS CHURCH HALL, LONDON W10.

Present

Henry Peterson (chair), Richard Ehrman, David Marshall, Jenny Harborne, Nigel Whitbread, Tania Martin, Maggie Tyler, Cllr Pat Healy, Cllr Eve Allison, Cllr Robert Thompson and approx 40 members of the Forum/Association.

Apologies: Cllr Mo Bakhtiar.

1. Introduction

1.1. Henry Peterson welcomed everyone to the meeting and explained that, as for the previous year, this was a joint AGM for the StQW Neighbourhood Forum and the St Helens Residents Association, these bodies sharing the same membership.

2. Update on crime and community safety

2.1 Sgt James Walsh and PCSO Kevin Tydeman from the Local Policing Team introduced themselves as members of the re-established Local Policing Team for St Helens ward. The team remained based at Lancaster Road, and could be contacted via the Met Police by dialling 111.

2.2 Questions on crime in the area were responded to. Crime levels in the neighbourhood remained generally low. In terms of proposals for the pedestrian/cycle underpass between Latimer Road and Imperial West (Wood Lane) the police felt that there was little risk of this adding to burglary or street crime in the area. The White City Estate did not have a reputation for gang-related offences.

2.3 PCSO Tydeman advised the meeting that he was in the process of setting up a Ward Panel for the St Helens area, which would be meeting regularly to discuss community safety and crime prevention issues. Any residents interested in joining should get in touch with him.

3. Elections for SHRA and StQW Management Committees

3.1 Henry Peterson explained that the formal business of the meeting involved elections for the management committees of the Association and the Forum.

3.2 The StQW Forum had now been established for 16 months, and present members had all indicated a willingness to serve for a further year, while the StQW Neighbourhood Plan was completed. The meeting agreed to re-elect for a further year the following individuals:

Andre Michaud (Bracewell Rd)
William Cooper (Eynham Road)
Richard Ehrman (Latimer Road building owner)
Cassie Goldman (Treasurer) (Oakworth Road)
Jenny Harborne (Highlever Road)
Tania Martin (Highlever Road)
Henry Peterson (Chair) (Highlever Road)
Nigel Whitbread (Wallingford Avenue)
Fiona Withey (Kelfield Gardens)
Andrew Hanson (Highlever Road)
David Marshall (Finstock Road)
Steve Divall (St Helens Church)

3.3 The St Helens Residents Association's management committee had not been meeting inbetween open meetings over the past year, given the level of activity on the neighbourhood plan. There were currently 2 vacancies on the committee, and anyone interested should email to sthelensassn@aol.com.

3.4 The meeting agreed to re-elect the following members of the SHRA management committee:

Chair Henry Peterson
Vice Chair Ruth Hillary
Treasurer Maggie Tyler
Secretary Tania Martin

Other management committee members: Nigel Whitbread, Jenny Harborne, Catherine Mannheim, Ben Joseph, William Cooper, David Marshall, Fiona Withey
(Subsequent to the AGM, Dimitrios Makromalis expressed interest in joining the committee and has since taken up one of the vacant places).

3.5 As the Association's Treasurer, Maggie Tyler advised the meeting that the accounts had been completed for the year and showed a small surplus.

4. Update on local planning issues

4.1. On the **Westway advertising towers**, Henry Peterson informed the meeting that JC Decaux were proposing to modify the existing structure and to reduce its visual impact on the conservation area by installing flat screens facing up and down the Westway (in place of the present screen facing north up Highlever Road). A steel/aluminium cowl would be added, to obscure the view of the screens from the Conservation Area, and further measures taken to reduce light spillage.

4.2. An application for planning permission and advertising consent, for a 10 year period, would be submitted to the Council shortly. This would be subject to the normal consultation processes, and residents would have the chance to comment on the application.

4.4. HP advised that, having seen some details of the proposals, this proposed solution looked to be an improvement on the status quo albeit that the Association remained of the

view that the ideal outcome would be the removal of the tower in its entirety. Westway Trust had again declined to provide information on the size of the income stream from the towers, although had provided a copy of the 'statement of community benefit' as provided to the Council.

4.5 On the proposed **Latimer Road underpass**, Cllr Robert Thompson explained to the meeting that the RBKC Planning Applications Committee had decided that a decision on the application from Imperial College should be deferred, while discussions took place between RBKC and LBHF on the detail of future management responsibilities and in particular the arrangements for future CCTV monitoring. HP commented that CCTV coverage needed to extend out into Latimer Road and the southern end of Oxford Gardens, as this area was not much overlooked from buildings after working hours.

4.6 **Imperial West new building:** HP advised that Imperial College had dropped plans for a 13 storey hotel on the Woodlands site, and would now be submitting an application for a Bio-Medical Engineering Building. This would be part financed by a £40m bequest from Imperial alumnus Michael Uren.

4.7 The designs for the proposed building had been exhibited (with limited detail) that morning. The meeting was shown a slide of an 'artists impression' of the new building. This occupied a larger footprint than the former hotel proposal, and would be 16m taller. A planning application would be submitted in the New Year. The StQW Forum was continuing to question with Imperial the financial equation involved in the 2012 planning approval for the Imperial West masterplan and 35 storey tower, and a response from the College's new President was awaited.

4.8 On the land at **Nursery Lane**, the only news was that RBKC had given planning advice to one bidder or potential developer, the identity of which was not known. The StQW Draft Plan proposed designation of this land as Local Green Space, as agreed at the Forum's public meeting on May 29th 2014.

5.0 Next stage on the StQW Neighbourhood Plan

5.1. HP presented a set of slides providing an update on the neighbourhood plan. This was now ready for the statutory 'pre-submission' consultation, prior to being submitted to RBKC for independent examination and a subsequent referendum.

5.2. The Plan had been 'health-checked' by a planning QC, and the Forum's management committee were confident that it would be found to be in 'general conformity' with the strategic policies of the RBKC Core Strategy (this being a requirement for neighbourhood plans). RBKC planning officers were currently taking a different view in relation to the section of the StQW Draft Plan on Latimer Road.

5.3. The meeting was reminded of the 12 objectives that had been developed and agreed for the Draft Plan. The policies proposed in relation to these policies formed the core of the Plan. Drafts of a 4 page consultation leaflet, due to be circulated at the start of the consultation process, were on seats at the meeting and comments/edits were invited.

There being no other business, the meeting closed at 9.20

StQW/Dec 2014