

NOTES OF THE AGM OF THE StQW NEIGHBOURHOOD FORUM AND ST HELENS RESIDENTS ASSOCIATION

MAY 30TH 2022

The meeting was held at St Helens Church hall

1. Annual Report

1.1 The Chair (Henry Peterson) summarised the main planning issues which the Forum and Association had been dealing with. These included continuing threats of high density/high rise development being encouraged by the Old Oak and Park Royal Development Corporation in the area to the west of the StQW neighbourhood.

1.2 After a four and a half year period of Examination of the OPDC Draft Local Plan, Planning Inspector Paul Clark had issued his final report. This endorsed the Local Plan as 'sound' but only with the inclusion of 464 'major modifications'. This was a very high number of changes and reflected the fact that OPDC had been forced to rethink the main spatial context of the plan in late 2019, given the withdrawal of support by Cargiant/London & Regional Properties.

1.3 The SHRA Treasurer (Maggie Tyler) reported that there had been little movement on the Association's accounts, where a modest balance remained from previous years. The meeting was reminded that the Association deals with any expenditure and income on behalf of the StQW Forum, which does not operate with separate financial arrangements.

1.4 A slide reminded newer members of the origins of the Association and Forum and the relationship between the two

- St Helens Residents Association started meeting in 2008, in response to development proposals in the area.
- In 2011, the Localism Act introduced neighbourhood planning as the most 'local' part of the planning system.
- SHRA applied for designation of the 'St Quintin and Woodlands Neighbourhood Forum'. Approved by RBKC in 2013.
- Our neighbourhood plan was voted on in a local referendum in 2016 and adopted by the Council as part of the Borough's development plan.
- The two management committees have an overlap of membership and meet jointly to keep things simple
- SHRA and StQW membership is the same 380 members living or working in the neighbourhood.

2. Elections for members of the St Helens RA and StQW Forum management committees

2.1 The following were re-elected to the management committee of the Association

Chair Henry Peterson

Treasurer Maggie Tyler

Secretary Tania Martin

Other committee members: Jenny Harborne, Catherine Mannheim, David Marshall, Fiona Withey, Stephen Duckworth.

Newly elected committee member: Pat Healy former councillor for Dalgarno ward).

It was noted that the constitution allows for up to 14 members, so there are 6 vacancies

2.2. The following were re-elected to the management committee of the Forum

Tania Martin (Highlever Road), Henry Peterson (Chair) (Highlever Road), Fiona Withey (Kelfield Gardens), David Marshall (Finstock Road), Steve Divall (St Helens Church), Peter Chapman (Highlever Road), Jenny Harborne (between homes at the moment and hence a non-voting member. New member Pat Healy (Oakworth Road).

2.3. StQW committee members Jimmy Makromalis, Richard Ehrman and Andre Michaud had not stood for re-election.

3. Planning Update

3.1 Slides were used to give brief updates on the following local planning issues:

- **Kensal Canalside Opportunity Area** Sainsburys/Ballymore and St William now revising their plans in light of RBKC Draft Local Plan which sets a height limit of 31 storeys. Updated proposals expected later in the year.
- **RBKC revisions to its Article 4 Direction – impact on Latimer Road.** This technical planning issue was explained. Government wishes to reduce areas in London where national permitted development rights for change of use from commercial to housing have been removed by Boroughs using Article 4 Directions. RBKC would therefore lose its 'whole borough exemption' and was consulting on which areas should remain covered by an A4D. Their proposals included all 3 Employment Zones (including Latimer Road part of Freston/Latimer EZ).

StQW's policy approach continued to be one of allowing a limited element of new housing in Latimer Road. Consultation response would seek a relaxation of RBKC's requirement for a 'significant uplift' in commercial floorspace in any redevelopment. Coupled with marginal financial viability this risked leading to increased building heights. Draft response would be published on StQW website.

Noted that consultation on planning application Application PP/22/03115 for redevelopment of Ivebury Court ends on **24th June**. After discussion it was agreed that the StQW response would raise the 'required significant uplift point' and would object to the application in its present form as failing to conform with StQW Policy LR5 in terms of building heights and resultant 'sense of enclosure' for the southern end of the street, and in terms of design within a street parts of which are now a conservation area.

- **St Helens streetscape improvements** – Noted that works were due to be started on 20th June and that notification letters would go out to residents directly affected.
- **Mitre Wharf proposals (Scrubs Lane)** – discussion on a CGI image of this proposed 8 storey mixed use development on the canal to the north of Mitre Bridge. Considered less bad than the consented schemes for North Kensington **Gate (South) and Mitre Yard**.
- **HS2 construction** - impact noted of HS2 conveyors on areas to the west of Wormwood Scrubs

- **OPDC Local Plan and tall buildings around the Scrubs** - No sign of Imperial College backing away from their proposals for One Portal Way at North Acton. Fire safety in buildings of up to 56 storeys with a single staircase could still prove an obstacle at One Portal Way.
- RBKC has published information on this year's bidding round for funds from the neighbourhood element of the Community Infrastructure Levy (NCIL). The sums involved for this area are Dalgarno ward £79,444 St Helens ward £59,760. StQW neighbourhood area has an allocation £16,155 (because we have a neighbourhood plan in place). Suggestions sought.

The meeting ended at 9.10pm.

StQW/SHRA