

ST QUINTIN AND WOODLANDS NEIGHBOURHOOD FORUM

MINUTES OF MANAGEMENT COMMITTEE 28TH JANUARY 2015

1. Minutes of meeting held on 14th Jan

Agreed

2. Latimer Road

2.1 HP explained that RBKC planners are still asking that StQW Draft Policies 8a on de-designating the EZ sections of Latimer Road, and 8b allowing residential on upper floors should be dropped. 8c on widening use classes is deemed OK.

2.2 The Council's view appears to remain based on the idea that Latimer Road is fully viable as an office location, despite its history of vacant floorspace. The planners will not accept the evidence in the Draft Plan on rent levels, and clearly hope that the further study to be carried out by Frost Meadowcroft will support their case.

2.3 They have not produced any information or legal advice to challenge the view of Christopher Lockhart-Mummery that a neighbourhood plan can designate or de-designate areas to be subject to be specific planning policies.

2.4 Discussed building heights on western side of Latimer Road. Responses to the StQW Consultation Version of the Draft Plan had shown some half dozen residents on the eastern side have concerns on building heights and loss of an open skyline.

2.5 Agreed that the policy of a maximum height guideline of 14m was too simplistic and did not allow for differing circumstances in terms of the location of a building within the street. Building heights needed to take account of immediate neighbours. Towards the northern end of the street, the 10 storey Imperial GradPads have already blocked out the skyline to the west, and hence increased heights were more acceptable.

2.6 Agreed to drop the 14m guideline and put to the February 5th meeting an alternative policy 8e as follows:

In order to restore the original urban form of the street, to allow increased building heights on the western side of Latimer Road subject to:

- i) Consideration of heights of nearby buildings which range from four storey at the southern end to two storey at the northern end, and taking account of building heights in LBHF*
- ii) Meeting RBKC and national requirements on standards of daylight, sunlight, and visual privacy for occupants of new development and for occupants of existing properties affected by development*
- iii) No harmful increase in the sense of enclosure to existing buildings and spaces and neighbouring gardens*

2.7 Noted that Jonathan Mizzi of Mizzi Studios was preparing massing studies and drawings of how an individual light industrial unit (amongst Units 1-14) can be redeveloped with

housing above residential. Initial view is that 10 one and two bed flats could be accommodated within such a development, without unacceptable building heights.

2.8 Agreed to meet at 6.30 at Unit 11 to preview the slides illustrating such a redevelopment, to be shown at the open meeting on the 5th.

3. Overall position on RBKC comments on StQW Draft Plan and next steps

3.1 The committee discussed the set of 'formal comments' on the Consultation Version of the Draft Plan, as sent with a covering letter from Jonathan Bore. Noted that these largely repeated positions taken in previous comments, although there were some which were helpful. Noted that these comments did not address points made in the 'healthcheck' including key pieces of legal advice.

3.2 Agreed that these comments did not provide a rationale for dropping the key policies in the Draft Plan on Latimer Road and on housing sites and open space (including Nursery Lane). Noted that RBKC officers were continuing to propose textual additions/deletions to the Plan and to re-write sections which they did not like. Many of these reflected the RBKC view that *The Neighbourhood Plan should not refer to adjusting, relaxing, fine-tuning, varying, or strengthening the Council's policies*. HP had already responded robustly on this issue in the letter to Jonathan Bore of 27th January.

3.3 Agreed that HP would work up a set of detailed responses to the January 23rd comments, to be sent to RBKC (JB) and copied to relevant councillors.

4. Issues to be aired at February 5th StQW open meeting

4.1 Noted that there would be the usual slide presentation setting out progress on the Draft Plan. Agreed that the following issues should be flagged up, with several to be the subject of 'indicative votes' at the meeting:

- building heights in Latimer Road and proposed re-drafted policy
- Nursery Lane versus Latimer Road as a housing site, and the proposal for an additional Open Space policy 4b which repeats the commitment in the Oxford Gardens CAPS that the remaining St Quintin backlands should not be developed for housing.
- current petition for 20mph speed limit in the area
- rear rendering for insulation purposes
- RBKC streetscape review of this area (report back from first meeting of the new RBKC Advisory Group)
- Old Oak and Park Royal Development Corporation and response being developed by the cross-borough Grand Union Alliance

5. Finalising the Consultation Statement to be submitted with the Plan

5.1 Noted that an Annexe to the Consultation Statement was being put together, setting out all the consultation responses received and explaining how these are being taken into account in the submission version of the Draft Plan. Only negative comments received were those relating to building heights in Latimer Road, and the lengthy representations

submitted by planning consultants acting for the owners and potential developer of Nursery Lane.

6. AOB

No other business.
