

**ST QUINTIN AND WOODLANDS NEIGHBOURHOOD FORUM
MINUTES OF MANAGEMENT COMMITTEE HELD ON 3RD JULY 2014**

**1. Minutes from meeting of 27th May
Agreed.**

2. Revised Policies for Draft Plan

Noted that the revision and re-formatting of the proposed policies for inclusion in the Draft Plan was now complete and that the latest version had been circulated to MC members. Following discussion with Joanna Hammond at RBKC, the policy sections had been re-drafted as standalone statements rather than (in certain cases) as variants on RBKC Core Strategy policies.

A section on 'reasoned justification' had been added in each case, along with a summary of relevant community consultation. These were intended to assist the public, as well as an independent inspector, in focusing on the proposed policies and the reasons why the Forum is proposing them.

On Latimer Road, the issue of building heights was discussed in detail, with reference to the height of the existing Morelli building at No 355-339 and the recently approved residential rebuild at no. 341. It was agreed that a guideline maximum height of 14m should be applied within the Draft Plan. This is designed to achieve sufficient incentive, in terms of financial viability, for incremental redevelopment of the western side of Latimer Road and to restore an urban form closer to the original heights and layout of the street.

It was noted that there was no further news of the 'developer' who had been approaching building owners in Latimer Road, with a view to acquiring a series of the light industrial units.

HP to incorporate the revised policies into the web version and PDF version of the Draft plan, subject to any further amendment at the open meeting planned for July 27th. Copies of the PDF version to then be sent to RBKC for review and comment.

3. Additional material for Draft Plan on Sustainable Development.

HP explained that RBKC had yet to respond to the request that the Draft plan to be 'screened' to assess whether a full Strategic Environmental Assessment (under EU law) would be required as part of the final Submission version. Camden Council had concluded that a SEA was required in relation to the West Hampstead Neighbourhood Plan. The extent of site allocations within the Plan would be a relevant issue.

In the meantime, HP had drafted a new section of the Plan which set out the relationship between its 12 objectives, the SD objectives within the NPPF, and those within the RBKC Core Strategy. This may suffice as an alternative to a full-scale SEA. The latter would be beyond the capacity of the Forum to prepare, and would involve significant consultancy costs beyond the budget available from the Locality grant to StQW.

4. Consultation and Engagement Strategy

FW agreed to do further work to update the earlier draft. A Consultation Statement would need to accompany the Submission version of the Plan, as part of the Basic Conditions.

5. London Mayor's proposals for a Mayoral Development Corporation for Old Oak

Noted that this consultation exercise would run to 23rd September. A MDC would take away from the boroughs certain of their powers as local planning authorities. Noted that the new council at LBHF is strongly opposed to this happening, as is Brent. HP to keep an eye on the views developed by the boroughs, and to draft a response from StQW if time and capacity available.

6. Any other business

Noted that several residents in Bracewell Gardens had signalled their opposition to the proposed principle of no front rooflights in all streets in the CA part of the StQW neighbourhood. Issue would need to be put to a vote at the open meeting on the 27th.