

ST QUINTIN AND WOODLANDS NEIGHBOURHOOD FORUM/ST HELENS RESIDENTS ASSOCIATION MINUTES OF OPEN MEETING HELD ON 10th JULY 2014

Present: Chair Henry Peterson, StQW management committee members Richard Ehrman, Jenny Harborne, Andre Michaud, Nigel Whitbread, Cllr Robert Thompson, Cllr Pat Healy, other SHRA and StQW Forum management committee members, and around 40 members of the public.

1. Update on Nursery Lane site

The Chair updated the meeting with the latest news on this site, following its marketing for 'residential development'. An Action group had been formed of residents backing onto the site, and had put in an offer to Knight Frank. One unconditional offer from a local developer had been rejected as being 'insufficiently attractive'. Octavia Hill HA had put in an offer for a development including sheltered housing, the status of which was not know. A decision was awaited from RBKC on the application to the Community Asset Register.

2. StQW Neighbourhood Plan - consultation on current Draft

The Draft StQW Neighbourhood Plan had now been published for several weeks on the Forum's website at www.stqw.org. Following discussion with council planning officers, the 'policy proposals' in the Plan had been re-formatted with additional information and a 'reasoned justification' added in each case.

Hard copies of the 12 policy proposals had been made available on everyone's seat at the meeting (copy attached to these minutes). The Chair explained that these were the core part of the Draft Plan, and would be the subject of the local referendum once the final draft had been submitted to RBKC.

A slide presentation was given, covering each of the 12 policy proposals in turn. Comments and discussion was as follows:

Conservation policies - following discussion at the April open meeting these had been amended. At this meeting, residents in Bracewell Road and Brewster Gardens (west side) asked that the StQW policy excludes these houses from an area-wide policy prohibiting front rooflights. Many of these houses already had front rooflights, some dating back to a time when the streets were part of LBHF. The same applied to Dalgarno Gardens.

Similarly it was felt by those at the meeting that the proposal for an new Article 4 Direction, removing the Permitted Development right to paint the front brickwork of houses, should apply only to the 'red-brick' streets of the Conservation Area, and to the Methwold, Hill Farm and Oakworth Road area.

Open Space - the meeting endorsed the view of the May 29th meeting, that the 3 remaining backland sites (WL Bowling Club, Methodist site, and Nursery Lane) should be designated as Local Green Space. It was recognised that this meant that alternative locations would need to be identified for some additional housing units within the neighbourhood area. Latimer Road was seen as a more appropriate location for new housing.

Transport - views were invited on possible variations to bus routes in the area. The removal of speed bumps in St Quintin Avenue was raised as an issue, with several residents concerned that this had led to speeding traffic and risks to pedestrians and cyclists. Cllr Robert Thompson advised that he had checked the position with Council officers, and their traffic data showed only a minimal increase in average speeds. On a hand vote, a clear majority supported the status quo, i.e. with no

reinstated speed bumps but perhaps some extra signage to warn motorists coming off the roundabout.

Shopping - Residents did not want to see more Pay and Display parking in Bracewell Road and Brewster Gardens. This had been proposed previously by the council, and opposed locally.

Managing new development - the meeting noted and agreed the slide showing the main site allocations in the Draft Plan

- Nursery Lane as Local Green Space
- Crowthorne Road for mixed development
- Latimer Road for more housing and wider mix of uses
- St Quintin Health Centre site to retain GP surgeries

Latimer Road - the meeting looked at a set of slides showing building heights in Latimer Road, this being an important issue within the Draft Plan. If there is to be new housing on the western side of the road, through incremental redevelopment of the light industrial units and through conversion/refurbishment of underused office space, building heights will need to increase to achieve sufficient viability for development.

The StQW Management Committee had looked at existing building heights, and was recommending a guideline maximum overall height of 14m (equivalent to the existing Morelli building). This would be a guideline, with decisions on planning applications for individual buildings taking account of their position within the street and the height of neighbouring buildings (built and planned) on the Imperial West site in LBHF.

Housing - the meeting supported the idea of new housing in Latimer Road that would be 'more affordable' than e.g. the new Argyll Place development, and of encouraging self-build schemes by young people and families.

Health and Education - the meeting noted that there was still no published timetable for the redevelopment of the St Health Centre, nor firm news on the temporary and permanent re-location of the GP surgeries.

Next steps - the suggested timetable for the remaining stages of the preparation of the StQW Plan, and the wording of the referendum question, were noted.

The meeting closed at 21.25 hours