

**Joint AGM of the St Quintin & Woodlands Neighbourhood Forum
St Helen's Resident Association
10th July 2024
St Helen's Church, W10**

In attendance

Management Committee:

Henry Peterson

Tania Martin

Maggie Tyler

Pat Healey

David Marshall

Steve Divall

Kim Evans

Stephen Duckworth

Jeremy Raphaely

Cllr Dent-Coad, Cllr Portia Thaxter

Forum Members Total: 49

1 Minutes of AGM held on 3rd June 2023 were accepted

2. Constitutional Matters

The following were elected to StQW Management Committee

David Marshall, Finstock Road

Fiona Withey, Kelfield Gardens

Tania Martin, Highlever Road (Secretary)

Catherine Mannheim, Highlever Road

Pat Healy, Oakworth Road

Henry Peterson, Highlever Road (Chair)

Steve Divall (St Helens Church)

Kim Evans, Dalgarno Gardens

Ben Martinez, St Helens Gardens

Jeremy Raphaely, Highlever Road

Co-opted members

Jenny Harborne

Maggie Tyler (Treasurer)

Resigned

Stephen Duckworth, Pangbourne Ave

Nathanial Gee, Oxford Gardens

The following were elected to the St Helens RA Management Committee

Maggie Tyler (Treasurer) (Wallingford Avenue)

Stephen Duckworth (Pangbourne Avenue)

Fiona Withey (Kelfield Gardens)

Catherine Mannheim (Highlever Road)

Henry Peterson (Chair) (Highlever Road)

Pat Healy (Oakworth Road)

David Marshall (Finstock Road)

Tania Martin (Secretary) (Highlever Road)

Accounts

Maggie Tyler gave an update on the accounts, which were accepted. SHRA holds a small balance of funds and outgoings remain modest. The StQW Forum draws on SHRA resources as when necessary, for e.g, printing and meeting room hire, and holds no separate funds .

3. The Forum voted to drop ‘and woodlands’ from the Forum’s title.

‘Woodlands’ part of the title was part of the original application to RBKC and LBHF for a cross-border neighbourhood area, which was to include Eynham Road area and the former BBC ‘Woodlands’ site. LBHF consultation resulted in 12 LBHF respondents for the ‘cross borough’ area and 13 against. A second ‘informal consultation’ led to LBHF Council ‘refusing’ the proposal for the Forum. As part of the 2023 five yearly ‘redesignation’ of the Forum it was agreed StQW can drop the ‘Woodlands’ part of the title. This will require some changes to e.g. the website which will take some time.

4. Stephen Duckworth gave an update to the Forum on patient access at local surgeries

Stephen Duckworth (Patient Participation Group Member) gave an update on the NHS for north-west London proposed the introduction of ‘same day access hubs’ to triage patients who contact their general practice Hub would assess patients’ needs and refer them to the best service for them. Patients might be referred to another practice so that they can be seen the same day

Hubs will be delivered by local primary care networks (PCNs) in each area. They might be physically co-located or virtual services. Intended rollout across all PCNs in north west was deferred from April 2024 in the face of strong opposition and a campaign in RBKC/LBHF.

5. Unit 9 Latimer Road Proposal

The Forum was shown a CGI of the proposed development at Unit 9 Latimer Industrial Estate, no other plans or sections have been disclosed by the developers. Concilio is being used for the Community Engagement consultation

The height of the building was questioned as it doesn't seem to conform to the Latimer Industrial Estate Design Code.(Kentish Barnes) and was agreed by the forum to be one storey too high.

Concerns were raised about the Daylight Study taking into account basements opposite (Georgie Pomper). HP- reminded the Forum that some adverse effects to Daylight/Sunlight are within guidance and are not a sufficient ground for refusing planning permission, as proved to be the case with the Imperial scheme.

6. Ivey Court Proposal

An application to redevelop the site of this existing office building at the Southern end of Latimer Road was withdrawn in 2023. The owners are now proposing a revised design with the removal of a storey to create a 4 storey plus set back 5th, with two floors of commercial and flats above. The revised proposal has been discussed with RBKC planning officers.

This part of the road is not covered by the Design Code, but the proposal is seeking to meet the height parameters set within the Code of 17m plus lift override. The existing building is no higher than the buildings to its south and North.

Peter Tate told the Forum that his theatre, The Playground Theatre is under threat as it is not currently viable and encouraged support from the community.

HP – STQW had hoped that Latimer Road would attract more creative businesses, but so far it’s only been the theatre.

7. Viability of Development in Latimer Road

RBKC has published a series of financial viability studies of development in the street, over the past decade. The Design Code includes viability material, on which StQW and local residents questioned the financial figures.

StQW argued during the RBKC Local Plan consultation that the requirement for a 'significant uplift in commercial floorspace' in any redevelopment in an EZ should be dropped as unrealistic. It would potentially lead to yet more empty office space in Latimer Road, and to increases in floorspace and resultant building heights of proposed developments.

These representations to RBKC had been successful and the New Draft Local Plan Policy BC1K reads as below, excluding Latimer Road from the Borough-wide policy on 'uplifts' of commercial floor space:

In the Freston/Latimer Road Employment Zone north of the Westway: support the creation of residential floorspace where the existing commercial floorspace is retained or re-provided and where its quality is improved.

Allowing the developments on Latimer Road to become fully residential, with the loss of commercial units on the ground floor was discussed. It was suggested that a Zoom session for the Forum should be held with a poll to establish views of Members, and whether such a change should be sought in the updated NP.

It was suggested by members present that Unit 12, which is owned by RBKC, could be converted to social housing, and that Latimer Road needs more trees and speed bumps.

8. 274 Latimer Road

An application for a new licence for use of parts of 274 Latimer Road has been submitted (LICPR/24/344875/01). Deadline for comments is 10th July 2024.

The applicants propose to rename the pub as The Volunteer - the application covers only the ground floor and basement of the former Ariadne Nektar/British Volunteer Pub. The first (originally the dining room) and second floors have been refurbished as two flats.

The current planning position (RBKC advise) is that the whole building has permission only for use as a pub, with upper floors ancillary to pub use. The upper floors are currently occupied by Wentworth Andersen staff and haven't been commercially rented out.

Multiple pubs across London have disappeared as developers state that they are not viable to get change of use, usually to residential.

The Forum voted with a show of hands for Option B – object to the reduced floorspace available for pub use and argue for retention of a 'dining room' on the first floor and a landlord flat on second floor (questions over future viability remain relevant). And that late night trading hours remain a concern.

9. Latimer Road underpass to Wood Lane

It is 12 years since the underpass was agreed to be constructed and funded as a S106 'planning obligation' dating from 2013. We are told that Imperial College remains committed to this project. In a poll of members in 2014 - two thirds of the Forum were ok with the idea and a third against it. There would be a big community benefit, and easy pedestrian access from Wood Lane tubes/transport to Latimer Road but there are also concerns over parking issues due to Westfield/football and potential increase to crime.

Westway Trust continues to negotiate with Imperial over the terms of an agreement on use of the Trust site at 301 Latimer Road. Revised planning applications will need to be submitted to RBKC and to LBHF.

We await news of whether this will happen in mid 2024. When this happens, StQW/SHRA will poll its Members before submitting comments on the application – or hold an online Zoom session as we have done on previous major proposals in the neighbourhood.

9. Memorial Park Buildings

Works have been in progress in recent months with completion of the building scheduled for early August 2024. There is a temporary café in place next to the sports changing rooms, before the permanent cafe can open in August.

Latest info from RBKC is that:

The new café, public WCs, 'Changing Places' Room and Grounds Maintenance building is currently having internal fit-out. Partition walls are in place, as are 'first fix' of electrics and plumbing.

Completion of this building is still scheduled for early August 2024.

A temporary café facility is in place, next to the sports changing rooms, for the busy period before the permanent café can open in August.

The sports changing rooms building is now complete and 'green roof' is in flower.

Future use of the 'picnic area' beside the tennis courts was discussed. It was suggested that this area should be a dog free picnic area for families and be an area for quiet reflection (Ruth Hillary). Although there are clear notices saying "No dogs allowed" in this area, this is ignored and has become a dogs toilet. The Residents Association supports the idea of keeping this as a dog free area. There have been suggestions that this area become a kitchen garden, but this idea was rejected.

10. Any other business

Helicopter noise – it seems that dual engine helicopters are not limited to defined flightpaths and have become part of general noise nuisance in London. Helicopters hovering over the neighbourhood are usually related to a policing incident.