



OLD OAK INTERIM NEIGHBOURHOOD FORUM

Notes of meeting held on May 2nd 2017 at The Collective.

1. Welcome and introductions

1.1 Those attending introduced themselves. Apologies from College Park members attending the separate meeting on Mitre Yard, plus Rev Desmond Banks, Stephen Williams and Be Eastop (ACAVA).

2. Update on Oaklands development

2.1 Alan Sendorek from QPR introduced representatives from Galliford Try and Genesis HA who gave an update on the timetable for construction of this development. Site clearance had already taken place, with necessary precautions to protect wildlife. Demolition of existing buildings would be next stage. Contact details will be provided to OONF and notification letters distributed.

3. Note of meeting on 8th March 2017

3.1 No matters arising

4. Decision of Mayor of London and OPDC on application for North Kensington Gate (118-129 Scrubs Lane

4.1. Noted that the Mayor has decided not to intervene over the OPDC decision to grant planning permission to the 22 storey tower at NKG (south). This is despite the representations to the Planning Committee by Andy Slaughter MP, the close vote at the Planning Committee and the subsequent representations from the Hammersmith Society/St Helens Residents Assoc. The relevant GLA report is at this link <http://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/planning-application-search/115-129a-scrubs>.

4.2 The OPDC's lack of regard for the fact that the housing density levels of the development are far in excess of London Plan guidelines, and the extended timeline for improved public transport, does not bode well for the Mitre Yard application.

5. OONF application to OPDC and LBHF for designation

5.1 Noted that the OPDC consultation web page on our designation application was operational at <https://www.london.gov.uk/about-us/organisations-we-work/old-oak-and-park-royal-development-corporation-opdc/planning-old-oa-5>.

5.2. Respondents will need to give name and postcode. HP will ask OPDC to provide regular updates on numbers responding during the 6 week consultation. OPDC/LBHF are holding a public meeting at the CoCo Club on May 10th to explain how neighbourhood plans work, which OONF members will attend to answer questions on the likely scope of the neighbourhood plan.

6. Organising our own consultation events and building support

6.1 The meeting discussed how best to achieve a widespread and positive response to the consultation. Initial aim would be to secure 100 or more responses, using word of mouth and social medial (Facebook, Nextdoor) plus meetings and drop-in session in each of the residential areas involved.

6.2 TM pointed out that the Wesley Estate has no community meeting space. Same applies to College Park. Hence need to improvise using street stalls, any street parties being held, and people's houses. TM will hold a session for Wesley Estate residents in her front garden. Old Oak will organise a session at the old Oak Community Centre. SA and JA, ST and ST to liaise over booking a room and asking Old Oak HA to include an item in their next newsletter

6.3 The OONF leaflet to be delivered Friday 5th May to all addresses in the area. Posters were distributed at the meeting, for noticeboards and use in cafes, shops and other local meeting places. Business card issued, to be given out to residents/businesses to provide details of OONF Gmail address and website and to encourage new members to join.

6.4. Agreed that businesses and shops should be approached directly where possible to explain context of a neighbourhood plan. A NP can introduce more flexible policies on permitted range of uses within shopping parades, to reduce numbers of vacant units. OONF 'business cards' have also been printed with our web and email address and will be available at our meeting.

6.5 Agreed that EC-G would keep a list of all sessions being held, so those organising to please email ewacg@aol.com

6.6 Agreed that MW should draft a press release for local papers and online news sheets, alerting people to the consultation. EC-G to post on Nextdoor for east Acton, HP for Nextdoor StQuintin neighbourhood.

7. OPDC Regulation 19 Local Plan consultation

7.1 The meeting viewed slides explaining how the Regulation 19 Draft OPDC Local Plan will be structured. The draft plan had been published on the agenda of the May 3rd OPDC Planning Committee (see at <https://www.london.gov.uk/moderngovopdc/ieListDocuments.aspx?CId=381&MId=6058&V>

[er=4](#)) but formal consultation would not be starting until after the General Election on June 8th. This gives some extra time for OONF and GUA to start working up their responses

7.2 Noted that the 'Places' section of the plan includes a slightly varied set of places than in the 2016 Regulation 18 Plan. Linking together the areas of Wells House Road, Midland Terrace/Shaftebury Gardens, and the Island site (along with the creation of an Atlas Road 'hub' were ideas originated by OONF which had been pursued by OPDC. Ideas for a mixed use transition area, allowing some residential use in the eastern streets of Park Royal continued to be resisted by OPDC planners, as an incursion into Strategic Industrial Land (SIL). This added pressure for extreme housing densities in the OPDC half of the OPDC area.

7.3 Noted that the 'Places' sections of the document were unusually detailed for a Local Plan. Residents in each 'place' will wish to look at these closely, as they include specific policies. OPDC are stating in the document that such policies are 'strategic' and hence would require any Old Oak neighbourhood plan policies to achieve 'general conform'. This would limit the scope for any variation of the OPDC Local Plan via a neighbourhood plan, and is not consistent with Government (DCLG) definitions of what makes a policy 'strategic'. This issue will need to be discussed with the OPDC.

8. Feedback from conferences/workshop events at which OONF has featured

8.1 MW and HP reported back on sessions at two recent conferences, one at UCL and one convened by the Policy Forum for London, at which presentations had been given on proposals for an old Oak neighbourhood forum and plan. HP will follow up with GLA Assembly member Nicky Gavron, now chairing the London Assembly Planning Committee.

OONF/HP May 2017
0207 460 1743