



OLD OAK NEIGHBOURHOOD FORUM

NOTES OF A JOINT MEETING WITH THE GRAND UNION ALLIANCE HELD ON JANUARY 5TH 2021 ON ZOOM

Attendance Mark Walker (Chair), Ewa Cwirko-Godycka (Sec), John Cox, Robin Hayes, Colin Winger, Andy Slaughter MP (last part of meeting only) and approx 20 members and associate members of the Forum and the Grand Union Alliance.

1. Update on OPDC consultations on Draft Local Plan

1.1 Online sessions were held by OPDC planners on November 24th and 30th, showing diagrams of the main modifications. This was not a formal/statutory consultation, which is due to take place in late February/March or may be later depending on Planning Inspector.

1.2 Consultation slides are on OPDC website under 'Get Involved' at <https://www.london.gov.uk/moderngovopdc/documents/s58988/07.2.%20Appendix%20%20-%20Proposed%20Draft%20Local%20Plan%20Mods.pdf> StQW Neighbourhood Forum and John Cox have submitted comments and questions. OPDC planners promise a response. Main changes are the relocation of a 'major town centre' from Old Oak North/Cargiant land to the current HS2 construction compound sites at Channel Gate/Atlas Road. Scrubs Lane also impacted on

2. Update on HS2 actions (Schedule 17 app on station entrance and works on Wormwood Scrubs)

2.1 HS2 'Section S17' application 20/0011/HS2OPDC is out for consultation. This involves major works on Old Oak Common Lane (lowering bridge, cycleways, retaining wall). Objections submitted by John Cox, TITRA, WHRA, Ealing Cycling Campaign, London Cycling Campaign. No date yet published for OPDC Planning Cttee.

2.2. HS2 works on Wormwood Scrubs due to start this month. Following extensive campaigning by FOWWS and others, OPDC, HS2 and LBHF have agreed to pursue option of an alternative access route onto the Scrubs from Old Oak Common Lane. LBHF due to be submitting planning application for this alternative location, but this has yet to appear.

3. Draft OONF application to extend neighbourhood boundary to include sites at Channel Gate and Atlas Road

3.1 The meeting was reminded that the original 'designation application' from the 'interim forum' in 2017 was for a 275 hectare neighbourhood area, including areas on the edge of the OPDC boundary (Old Oak Estate, College Park, Eynham Road). This application was 'refused' by OPDC in late 2017, and the current 22 hectare area approved. The Forum was then designated in February 2018.

3.2 The December 2020 meeting discussed the idea of now applying to extend this boundary to include the sites at Channel Gate and Atlas Road. Our draft neighbourhood plan would then be revised to include a 'Plan B' for these sites, to be put into effect in certain circumstances. These

would include HS2 cancellation and/or the failure of the OPDC Draft Local Plan at its renewed 'Examination in Public' later in 2021.

3.3 The OPDC modifications to their Draft Local Plan reflect 'Plan A'. The housing densities involved at Channel Gate/Atlas Road are 520 units/hectare. This is very high, and inevitably requires cluster of residential towers of 20 storeys and more. It is to be hoped that the 'modifications' to the OPDC Local Plan will be more honest on this topic than in the past.

3.4 A draft copy of the application for an extended boundary had been circulated with the agenda for the meeting, This will now be refined in light of comments, and discussed further with OPDC officers, before being formally submitted for decision. The meeting agreed to this course of action.

4. Latest planning decisions and applications (63 North Acton Road, 37-39 North Acton Road, North Ken Gate South, threat to the Castle Pub North Acton).

4.1 The meeting was briefed, with slides, on latest applications at

- 63 North Acton Road - granted permission by LB Ealing
- 37 – 39 North Acton Road – data centre application (OPDC)
- North Kensington Gate (South) re-application (OPDC)

4.2 On the proposed data centre at 37-39 North Acton Road there was still time to submit objections. Noted that this was an outline application and there was no certainty as to who might ultimately construct the building. Local concerns over storage of diesel for back up generators, and 24/7 noise emission from the building. Agreed that RB and JC would help Wesley Estate RA with further objections.

4.3 On the North Kensington Gate application, noted that the StQW Forum would be objecting on the basis of the huge changes to the location of this site since OPDC abandoned its plans for Old Oak North.

4.4. Plans for demolition and new development of the Castle Pub at North Acton remained a rumour at this stage. Agreed that member in Ealing would find out more.

5. OPDC Scheme of Delegation – Ombudsman case

5.1 HP reported that he had been corresponding with Ealing's planning department since February 2020, with a series of concerns on how applications delegated from OPDC under a 'Scheme of Delegation' had been handled. Very little reference to OPDC or its draft policies once these applications were forwarded to LBE for decision. No evidence that LBE had ever taken a formal decision to enter into the Scheme, although there had been a Council decision in December 2020 to enter into a revised scheme which ensured greater OPDC oversight.

5.2 The meeting agreed that HP should continue to pursue this issue in behalf of the Forum. A 'stage 3' complaint had now been referred on to the Local Government Ombudsman.

6. New London Plan – Published 21 Dec with amended policies relevant to OONF aims

6.1 Noted that Secretary of State Robert Jenrick had intervened at a very late stage in MHCLG consideration of the Draft 'New London Plan'. A direction had been issued, requiring the Mayor to add the term 'suitable' to the wording of London Plan Draft Policy D9. This had implications for the OPDC Local Plan and its decisions on applications, as there was as yet no adopted Local Plan policy in

force which identified sites at Atlas Road/Channel Gate, or at Scrubs Lane, which identified such sites as 'suitable' for tall buildings.

7. Notes of December 1st meeting

Notes had been circulated with the agenda. No matters raised

8. Any other business.

8.1 Date of next meeting February 2nd at 6.30pm