

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

Draft minutes of AGM of Redington FrognaI Neighbourhood Forum held online on Tuesday 15th September at 7.30 pm

Present:

Rupert Terry (Chair)	Ferncroft Avenue
Andrew Parkinson (Vice Chair)	Kidderpore Avenue
Laurence Bard (Treasurer)	Platt's Lane
Nancy Mayo (Secretary)	Hollycroft Avenue
Barbara Alden	Chesterford Gardens
Siobhan Ezra	Arkwright Road
Mojgan Green	Heath Drive
Hazel Finn	Bracknell Gardens
John Fox	Rosecroft Avenue
Lydia Glennie	Platt's Lane
Susan Grossman	Kidderpore Gardens
Michael Hibbs	FrognaI
Linda Lucas	FrognaI
Tina Marton	Hollycroft Avenue
Laurence Middleweek	Heath Drive
Ashley Mitchell	Heath Drive
Mal Parker	FrognaI Close
Val Russell	Arkwright Road
Alan Sanders	Westfield
Jonathan Silver	Hollycroft Avenue
Malcolm Weller	Arkwright Road
Andrea Williams	Platt's Lane
Harlan Zimmerman	Redington Road

1. Apologies and introductions

Emily BrettIe, Helene Hort, Sue Latimer and Kirsty Roberts.

2. Draft minutes of 21.7.19 AGM

The draft minutes from last year's AGM at Hampstead Manor were uploaded into the Chat function.

Michael proposed the minutes be adopted and John Fox seconded them. No corrections were notes at the time, but Alan Sanders subsequently noted that Avril Kleeman's name had been incorrectly recorded and Barbara made a few grammatical amendments.

3. Chair's Briefing: Neighbourhood Plan Developments since 2019 AGM

Two Regulation 14 public consultations

The Neighbourhood Plan has been through a rigorous process of public engagement and consultation over more than five years, supported by a vast and comprehensive range of

evidence base material. It has undergone two Regulation 14 public consultations during which residents and other stakeholders provided comments and feedback.

As a result of comments received during the first public consultation, notably from Camden Council, substantial modifications were made to former policies concerned with Design Codes and Aspirational Development Sites. A new policy on Kidderpore Reservoir was introduced.

These changes led to a second public consultation, launched at the July 2019 AGM and the appointment of a mediator / Plan facilitator to address the comments received. The mediator appointed is a leading Heritage consultant and neighbourhood planning expert: Dave Chetwyn MA, MRTPI, IHBC, FInstLM and Managing Director of Urban Vision Enterprise CIC.

Policies were strengthened and Camden's comments addressed.

Re-designation of RedFrog Neighbourhood Forum

The five-year lifespan of the RedFrog NF expired on 4 September 2019. Camden formally re-designated the Forum was on 28 October 2019.

Regulation 16 public consultation

At an EGM of the Neighbourhood Forum on 18 March, it was unanimously resolved to formally submit to Camden the Neighbourhood Plan, the Basic Conditions Statement and the Evidence Base. These are all available on the Neighbourhood Forum website at:

- <http://www.redfrogforum.org>

A further document, *Complementary Actions to Deliver the Neighbourhood Plan*, does not form part of the Plan but is supplied to the examiner for information, and is also available on the website. The link to the PDF can be found at the bottom of: <http://www.redfrogforum.org/accompanying-documents/>

Due to coronavirus, Camden did not begin the Regulation 16 consultation until 26 June and this ran for ten weeks until 7 September. We should like to thank all those residents who wrote to support the Plan. All responses have been uploaded onto Camden's website.

While Camden has now withdrawn most of its opposition, its representations suggest a desire to dilute many of the policies. There may be a need for further mediation during the examination.

Ann Skippers has been appointed as Examiner. She is a visiting professor at UCL's Bartlett School of Planning and has examined 150 neighbourhood plans. The examiner's role is limited to checking that the Policies meet the Basic Conditions, or legal tests. The examination report is expected by early November at the latest.

Policies of the Neighbourhood Plan

During the meeting, the Neighbourhood Plan was available to download (document 2 in the Chat).

The Neighbourhood Plan has been careful to strike a balance between growth and freedom to develop properties while protecting the essential character of the Conservation Area, which is why people moved here in the first place. It will provide certainty and shape future growth.

The Plan incorporates six main policies and eighteen sub policies:

SD SUSTAINABLE DESIGN AND REDINGTON FROGNAL CHARACTER

- SD 1 REFURBISHMENT OF EXISTING BUILDING STOCK
- SD 2 REDINGTON FROGNAL CONSERVATION AREA NON-DESIGNATED HERITAGE ASSETS
- SD 3 CAR-FREE DEVELOPMENT
- SD 4 SUSTAINABLE DESIGN AND REDINGTON FROGNAL CHARACTER
- SD 5 DWELLINGS: EXTENSIONS AND GARDEN DEVELOPMENT
- SD 6 RETENTION OF ARCHITECTURAL DETAILS IN EXISTING BUILDINGS

BGI BIODIVERSITY AND GREEN INFRASTRUCTURE

- BGI 1 GARDENS AND ECOLOGY
- BGI 2 FRONT AND SIDE GARDENS / FRONT BOUNDARY TREATMENTS
- BGI 3 TREE PLANTING AND PRESERVATION
- BGI 4 LIGHTING
- BGI 5 LOCAL GREEN SPACES

CF COMMUNITY FACILITIES

- CF 1 CULTURAL, LEISURE, TERTIARY EDUCATION AND COMMUNITY FACILITIES
- CF 2 COMMUNITY INFRASTRUCTURE PRIORITIES

FR FINCHLEY ROAD

- FR 1 FINCHLEY ROAD: TRADITIONAL SHOPFRONTS

UD UNDERGROUND DEVELOPMENT

- UD 1 UNDERGROUND DEVELOPMENT
- UD 2 CONSTRUCTION MANAGEMENT PLANS

KR KIDDERPORE RESERVOIR

Guidance is also provided for Possible Redevelopment Opportunities

Planning weight of Neighbourhood Plan

Following completion of the Regulation 16 consultation, policies carry significant weight, the weight increasing further once the examiner's modifications have been incorporated.

Once Camden has issued a decision statement outlining its intention to hold a neighbourhood plan referendum, the Plan will be accorded significant weight in decision-making, so far as the Plan is material to a planning application.

Future steps

The Referendum may be scheduled for 6 May 2021, when elections for the London Assembly and Mayor of London take place.

It will become necessary to update the Neighbourhood Plan when Camden updates its Local Plan in 2022.

4. Other Neighbourhood Forum Planning Activities during 2019-20

4a. Committee members have attended Camden Planning Enforcement meetings. Issues addressed have included:

- i. The new pro forma for Camden's construction management plans
- ii. The need for Camden to hold centralised records of noise and particulate levels generated at construction sites
- iii. The possible use of bonds by Camden to address the problem of non-compliance by developers and their contractors with the terms of construction management plans.

4b. Input into Camden's updated Conservation Area appraisal for Redington Frogna. This is a very comprehensive appraisal and is expected to be adopted by Camden as a Supplementary Planning Document – meaning that it will be a material consideration in planning applications.

The updated Conservation Area appraisal confirms the harm caused through tree felling, garden and vegetation losses. This harm is in contravention of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as Amended.

4c. Continuing pursuit (since 2010/11) of an Article 4 direction to require all householders to submit planning applications for development. RedFrog's Vice Chair successfully presented the case to the Culture and Environment Scrutiny Committee on 9th June. The Committee recommended that Camden officers:

- (i) work with Redington Frogna Neighbourhood Forum to compile further evidence in support of an Article 4 Direction for the Conservation Areas of Redington Frogna and Fitzjohn's Netherhall to remove certain permitted development rights;
- (ii) consider other locations where a similar Article 4 Direction would be suitable; and
- (iii) bring a report on their findings back to Committee within six months of the meeting.

5. Local Community Infrastructure Levy projects

Because a Neighbourhood Plan has been under development for the Redington Frognaal area, the Frognaal & Fitzjohn's ward is eligible to receive a proportion of the Community Infrastructure receipts from major developments. The funds, believed to about £1 million, can be spent only on infrastructure projects, voted for by the community.

To date, funds have been spent on:

- i. Updated Conservation Area appraisals for Redington Frognaal and Fitzjohn's Netherhall Conservation Areas
- ii. Development of websites for Redington Frognaal Neighbourhood Forum and for Redington Frognaal Association
- iii. Printing and publicity for the two Regulation 14 public consultations for the Redington Frognaal Neighbourhood Plan and policies editing by Urban Vision Enterprise
- iv. A new central heating boiler for St. Luke's Church.

Funds have been allocated to the following projects, which have not yet been implemented:

- v. Arkwright Road re-paving and traffic calming.
- vi. Enhancement of the approach to Frognaal at the Finchley Road end (by Domino's Pizza).
- vii. Refurbishment of Bracknell Way and Croft Way footpaths.
- viii. Replacement of metal street name signs incorporating the Camden logo (considered to harm the Conservation Area). It is proposed that these are replaced with traditional tiled names (white letters on a black background) (document 3 in Chat).



- ix. Improved road safety at the junction of Lindfield and Langland Gardens.
- x. Watermark project to mark the direction and flow of historic underground rivers, which have now been culverted and absorbed into sewers.

Proposed future CIL projects are:

- xi. Embellishment of galvanised steel lamp columns, addition of the Hampstead Windsor heritage lanterns (document 4 in Chat)



- xii. Replacement of plastic litter bins with heritage-style metal bins, as in the left-hand photo at Lower Terrace (document 5).

West Heath Road – heritage bin



Platt's Lane - plastic litter bin



- xiii. Improved tree pits to enable trees to grow to maturity
- xiv. Temporary assistance to Camden from a consultant to protect the green character of Frognal & Fitzjohn's.

Redington Frognal has sustained a 40% loss of trees and 26% loss of canopy cover over six years between 2010 and 2016.

In March 2020, members of Redington Frognal and Fitzjohn's Netherhall met Camden officers to consider the potential appointment of a green sustainability officer, to reinforce Camden's current resources. The aim was to facilitate a more rigorous approach to enhancing the Conservation Areas' green garden suburb character and stem further harm and losses to biodiversity. A green sustainability officer might also assist Camden in preparing the paper work for new Tree Preservation Orders and strengthening enforcement for all planning matters, including notifications of intent to fell trees.

Camden's response was:

- Camden would not wish to commit to spending Frognal and Fitzjohn's CIL funds solely in the Frognal and Fitzjohn's area, but it could be possible to start with an initial survey of the Frognal and Fitzjohn's area and then roll this out to the rest of Camden.
- It is unlikely that many or any new tree preservation orders (TPOs) will be generated as a result and the number may even reduce.
- However, the Tree section would find extra help very useful to review its database of trees with TPOs, as this is now out of date.

It is estimated that c. £60,000 might be needed to resource the work for one year.

RedFrog has experienced considerable difficulty in achieving progress with CIL projects and concern was expressed that the funds could be allocated to alternative projects if RedFrog does not make progress.

Attendees' feedback was sought as to whether this would be a popular way of spending Frognal and Fitzjohn's CIL money? A misprint in the online poll meant that the poll was invalid and attendees were, instead, requested to say whether the appointment would be supported.

Concern was expressed about Frogna! & Fitzjohn's funds being used elsewhere in Camden.

Dudley sought a recommendation from RedFrog officers as to how attendees should vote. The Chair said he understood everyone's concerns and would feel much more comfortable if the funding were to be used exclusively for the trees in the Frogna! & Fitzjohn's area. However, expenditure of £60,000 would be unlikely to diminish RedFrog's ability to pursue other projects. So, expenditure of £60,000 would at least achieve some action rather than none. Mojgan encouraged everyone to vote for the project. It was noted that the wider issue is to be aware of is the impending financial situation, that will affect local authorities most severely, and to take a decision on expenditure based on fear of forfeiting funds, does not seem appropriate.

Although £60,000 is not a large sum to undertake a borough-wide tree survey, RedFrog should require a guarantee that RedFrog trees will be prioritised in the survey.

An updated overall picture of the declining tree stock should help to improve the chance of protecting the existing trees. Not all trees in a conservation area are protected by TPOs. Conservation Area protection merely requires six weeks' notice of intention to undertake works to a tree. This gives the council time to decide whether or not to serve a TPO on the tree.

Despite Camden being under a statutory duty to maintain a database of trees with TPOs, without RedFrog funding, the survey will not be undertaken.

While LCIL funds, in theory, should be under local control, local authorities are currently so stretched that it is very difficult for them to devote time to action any of the projects. Planning is in a state of turmoil and, while the funds theoretically belong to RedFrog LCIL projects, it is not safe to assume that the funds will continue to be protected. It is important that RedFrog makes progress with its LCIL projects and this may require some pragmatism on the part of RedFrog.

Cllr. Parkinson explained that the funding would enable Camden to survey the current condition of the borough's trees and to determine whether or not to impose proactive TPOs and help ensure that tree works proposed by developers are undertaken correctly. If money is not allocated to projects in the Frogna! & Fitzjohn's ward, there is a risk that the funds will be reallocated to a central pool.

If the vote of the meeting is to authorise the project, Cllr. Parkinson would undertake to ensure that the survey is carried out in Frogna! & Fitzjohn's first before extending the survey to other wards.

The votes recorded by the poll were 4 abstentions, 2 against and 13 in favour. The meeting agreed that Camden should be provided with the funds to update its survey of trees with TPOs. Anyone who did not have the chance to submit their vote was asked to email their votes to the RedFrog email address.

6. Election of Officers and Executive Committee

The Forum has the following posts.

- Chair
- Vice Chair
- Treasurer
- Secretary

The following officers are standing for re-election.

Rupert Terry	Chair
Andrew Parkinson	Vice Chair
Laurence Bard	Treasurer
Nancy Mayo	Secretary

Nominations had been sought in advance of the meeting. Rupert, Andrew and Laurence had been proposed, respectively, as Chair, Vice Chair and Treasurer by Nancy and seconded by Val. Val had proposed Nancy as Secretary and, during the meeting Alan seconded Nancy as Secretary. An online poll was launched, indicating unanimous support for the appointments.

Other Executive Committee Roles

The Neighbourhood Forum is active in making planning representations to Camden Council in respect of planning applications for significant developments within the Redington Frogna Area. This will remain the case for the foreseeable future.

Even if the Neighbourhood Plan is supported in next year's referendum and adopted by Camden, delivery of the Neighbourhood Plan will entail some time and effort. Particular actions will be needed to implement the policies and LCIL projects will require Forum input and drive.

Nominations were invited for election / re-election to the Neighbourhood Forum Executive.

Document 6) in the Chat, copied below, provided further information on the projects to be led and the estimated number of hours involved per week. Anyone interested in the projects outlined below was requested to make contact via the RedFrog email address.

We should like to invite nominations for election / re-election to the Neighbourhood Forum Executive.

Delivery of the Neighbourhood Plan will require some time and effort. Particular actions will be needed to implement the following. The estimated hours per week are shown in red.

Implementation of Neighbourhood Plan Policies

Representations to Camden's Planning department will be required for **all** planning applications involving development in the Forum area.

1. Planning applications will need to be carefully assessed to check for compliance with the Neighbourhood Plan policies and the Redington Frogna Conservation Area Character Appraisal and Management Plan.

Forum responses and Camden decisions will need to be documented and summarised on an Excel spreadsheet. **(5)**

2. Notices of Intent for tree felling should also be commented on, unless the tree is dead, dying or dangerous.

All Forum objections and Camden decisions will need to be documented and summarised on an Excel spreadsheet. **(3)**

Pressing for Enforcement action for planning breaches

3. On being brought to the Forum's notice, breaches of planning consent should be referred to Camden's Planning Enforcement team and action taken monitored.

All Forum objections and Camden actions will need to be documented and summarised on an Excel spreadsheet. **(1)**

Construction Management Plans

4. For major planning applications, including those involving demolition, it will be necessary ensure that draft construction management plans comply with Policy UD 2 Construction Management Plans.

All Forum comments and Camden actions will need to be documented and summarised on an Excel spreadsheet. **(1)**

Tree Planting and Preservation

1. To prevent harm to the setting of the Redington Frogna Conservation Area, the Forum should campaign for changes to:

- Camden's policy of street tree pollarding;
- Government legislation on section 211 Notice of Intent to fell trees;
- To offset and prevent further losses to trees and canopy cover, the Forum will need to identify mature and veteran trees for Tree Preservation Orders and campaign for TPOs to be served.

(5.5)

Local Community Infrastructure Levy (LCIL) Projects

Approved RedFrog LCIL projects which require Forum input, and where the roles are unfilled, are:

2. LCIL 037 and LCIL 043: Arkwright Road **(0.5)**
3. LCIL 041: Tiled Street Names **(0.5)**
4. LCIL 044: Lindfield / Langland road safety **(0.5)**

Other RedFrog LCIL projects, informally agreed:

5. Embellishment of galvanised steel lamp columns, addition of Windsor heritage lamps and lightbulbs that are not harmful to human health or wildlife **(1)**
6. Feasibility study for safe crossings across Frogna Lane **(0.5)**
7. Replacement of plastic Camden bins with heritage-style metal bins, as at Lower Terrace **(1)**
8. Liaison with Ricardo Arnone for additional street tree planting and superior tree pits, notably for roads with few street trees, eg Frogna, Bracknell Gardens, Redington Road and Arkwright Road. **(0.5)**

Rupert had proposed Harlan Zimmerman as Special Advisor and Nancy had seconded him.

Nancy had proposed Mal Parker for the Enforcement role and Siobhan Ezra for the Arkwright Road projects. Both are seconded by Rupert.

7. AoB

A number of projects being championed by Redington Frognal Association, were scheduled to be discussed at the Association AGM that followed.

Attendees were thanked for their presence and the meeting was closed.