

**REDINGTON FROGNAL**  
NEIGHBOURHOOD FORUM

**Draft minutes of AGM held at St. Margaret's School at 7 pm on Wednesday 21.9.22**

**Present**

Cllr. Andrew Parkinson (Chair and Executive Committee)	
Cllr. Gio Spinella	
Laurence Bard (Treasurer + Executive Committee)	Platt's Lane
Siobhan Ezra (Executive Committee)	Arkwright Road
Nancy Mayo (Secretary + Executive Committee)	Hollycroft Avenue
Barbara Alden	Chesterford Gardens
Sir Stanley and Lady Burnton	Kidderpore Avenue
Irene Fine	Westfield
Alan and Hazel Finn	Bracknell Gardens
Susan Grossman	Kidderpore Gardens
Golriz Hoortash	Platt's Lane
Lillian Lancon	Heath Drive
Dudley Leigh	Rosecroft Avenue
Linda Lucas	Frognal
John Malet-Bates	Ferncroft Avenue
Tina Marton	Hollycroft Avenue
Caroline Merrell	Platt's Lane
Monika Shah	Redington Gardens
Jane Shaw	Platt's Lane
Marcelle Shulman	Ferncroft Avenue
Jonathan Silver	Hollycroft Avenue
Dilys Ward	Arkwright Road
Jenny White	Chair, Netherhall Neighbourhood

1. Apologies and introductions

Apologies were received from: Victoria Barclay, Irene Bard, Emily Brettle, John Burns, Pamela Chesters, Lydia and Andrew Glennie, Janet Gompertz, Anne-Marie O'Connor, Mal Parker (Executive Committee), Guita Rezakhanlou, Kirsty Roberts, Val Russell, Alan Sanders, Juliette Sonabend (Executive Committee), Dilys Ward, Nicholas White, Henrik Wijkander, Harlan Zimmerman (Executive Committee).

The Executive Committee introduced themselves.

2. Draft minutes of Forum AGM of 3.10.21

No corrections were noted and it was agreed to adopt the minutes.

3. Implementing the Neighbourhood Plan now that it has been adopted.

**a. Policies implementation training for planning officers, 1.11.21**

Camden Council formally adopted the Redington Frognal Neighbourhood Plan on 13 September 2021. The policies in the Neighbourhood Plan are now considered alongside the Council's own policies when assessing planning applications for the Redington Frognal area.

Disappointingly, the policies were not implemented as hoped for in three major planning applications (17 Frognal, 1 Chesterford Gardens and 38 Frognal Lane). This failure prompted the idea of developing a training session for Camden's Planning department on implementing the Neighbourhood Plan.

Separate training sessions were made available for residents on 2 and 9 December 2021 and have been uploaded onto the RedFrog Association website at:  
<https://www.redfrogassociation.org/planning/>

The training session for Camden officers on 1 November 2021 was attended by two-thirds of the Planning department, including Daniel Pope and Bethany Cullen, and was considered to have been a success.

Dudley observed that implementation training may need to be repeated on a regular basis due to high staff turnover. Cllr. Parkinson noted that the Plan area walkabout on 20.8.21 with Richard Limbrick, Alan Wito and Andrew Triggs had also been very constructive and this could be repeated annually, together with implementation training every two years.

The Neighbourhood Plan has also been reinforced by the updated Redington Frognal Conservation Area Character Appraisal and Management Plan, which places a high emphasis on landscape character. This has not yet been formally adopted but Camden is treating the Appraisal as if it were in force.

#### **b. Experience of other neighbourhood planning groups in London**

The UK now has over 1,300 made neighbourhood plans. In London, the average time from designation to referendum has grown to 64 months. The Redington Frognal Neighbourhood Forum was formally designated on 5 September 2014, with the referendum taking place on 17 June 2021 (80 months).

#### **c. Applications reviewed by Forum and representations made between January and September 2022, following implementation training in November 2021**

New dwellings: 1 (284 Finchley Road)

Extensions and garden building: 17

Other: 7

Notices of intent to fell: 40

#### **4. Changes to national planning policy since Neighbourhood Plan referendum:**

Since the Neighbourhood Plan was adopted, several changes to national planning law have taken place. The most significant is the National Planning Policy Framework (NPPF) of 21.7.21 and the new requirement for "good design".

Neighbourhood Plan policies are now able to consider climate change adaptation and mitigation. The new Levelling Up and Regeneration Bill does not alter role of neighbourhood plans in the planning process and they remain an essential part of the Government's reforms to help local communities play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals.

- a. In order that the Neighbourhood Plan remains up to date, the Forum could revise the Plan in one of three ways, though:
  - i. minor (non-material) amendments, comprising referencing updates. This is simply an administrative upgrade in which the changes are made by submitting track changes proposals to Camden Council for minor (non-material) modifications;
  - ii. a material modification, such as the inclusion of design codes. This would require examination; or
  - iii. when Camden updates its 2017 Local Plan.

In the Complementary Actions to Deliver the Redington Froggnal Neighbourhood Plan, one of the actions is to prepare a Neighbourhood Development Order for the reinstatement of traditional shopfronts on Finchley Road. This is in accordance with policy FR and the action states that, *"The Forum will consider preparing a Neighbourhood Development Order to grant planning permission for the restoration of traditional shop fronts on Finchley Road."*

<https://www.redfrogforum.org/wp-content/uploads/2021/07/Complementary-Actions-to-Deliver-the-Neighbourhood-Plan.pdf>

A Finchley Road Development Order would be subject to a referendum. It would be important to define a traditional heritage shop front very carefully and identify a precedent that has been examined. Retailers would have automatic rights to upgrade and no longer need to apply for planning permission. However, if the Order is tightly drafted, retailers may not take up the opportunity, so the Forum would need to assess the potential demand.

It would be best to draw up a development order together with the Fortune Green and West Hampstead Neighbourhood Forum so that both the east and west sides of Finchley Road benefit from any regeneration that ensues. It is also recommended to speak to Bob Stephenson-Padron of Belsize Village Business Association, who has faced the same legal planning and design hurdles, as would be encountered in drawing up a development order.

A development order is more forceful than a neighbourhood plan and would be an effective way of promoting good development.

## **5. O2 Centre objection, failure to produce good design and comply with Camden policy A2**

A consortium of local groups commissioned an analysis and report on Landsec planning application 2022/0528/P to redevelop the O2 site. This helped to inform responses from individual groups, including the Forum and Association.

Cllr. Parkinson sits on the Planning Committee and therefore did not participate in the discussion of this agenda item. Cllr. Spinella explained that the case is likely to be heard in November, following some iteration, and it is expected that Camden will then grant consent. If consent should be refused, Landsec could appeal to the Planning Inspectorate.

Three options are available to local opposition groups:

- a. wait for the Planning Committee to determine the application and press for mitigation of some of the worst impacts through a section 106 agreement. It will be important to ensure that rigorous safeguards are applied in the construction management plan to manage local impacts and minimise disruption to residents. Once the Planning Committee Agenda is published, typically one week before the case is heard, residents are advised to write individually to the Planning Committee, in order to influence the s.106 agreement. RedFrog will circulate members with the official email address and key sections to reference, including items such as traffic routing and funding provision to represent residents' interests at the construction working group;
- b. ask for the application to be called in for decision by the Secretary of State. RedFrog will need to present a well-reasoned request to intervene to the DLUHC Planning Casework Unit. The request must be submitted before Camden determines the application; or
- c. the application could be referred to the Mayor of London.

The best option would be to remove Camden's role in the decision-making process through a referral to the Secretary of State. Determination of the O2 application is complicated by its Site Allocation status, which gives it strategic significance.

Jenny noted that the application to demolish the M&S Marble Arch store was called in by the Secretary of State in 2022.

## 6. LCIL Projects

### a. Progress on existing projects

Residents are nervous about what will become of the unspent LCIL money. Cllr. Parkinson had met the LCIL team co-ordinating the projects, but it is difficult to ascertain the reasons for the various delays.

#### **LCIL 040a Croft Way replanting and replacement railings**

The scope of the project has been reduced, largely on cost grounds, to just: replacement of dead planting and filling in the planting gaps; and replacement of the bent galvanised steel railings with cast iron heritage railings.

Even so, there has been no progress with the application and Croft Way is becoming increasingly run down with anti-social behaviour, including fly tipping and littering. An additional two litter bins might be needed.

Cllr. Parkinson offered to arrange a site meeting with a Camden officer and Sir Stanley and Lady Burnton.

#### **LCIL 267 Frogna Lane railings**

CIS Street Furniture will refurbish the existing cast iron railings and provide matching cast iron railings in place of the galvanised steel railings. The work may not yet have been commissioned.

### **LCIL 266 Heritage Litter Bins**

After many delays, and discontinuation of the bin by the original supplier, an alternative manufacturer has been identified and the bins are now being cast.

### **LCIL 041 Heritage tiled street names**

Heritage tiled street name signs were delivered to Volker Highways' storage unit in Edmonton at the beginning of July. However, RedFrog was advised on Wednesday 21<sup>st</sup> that the signs had been lost.

### **LCIL 067 Finchley Road / Frognal Pocket Parks**

TfL is likely to be agreeable to improving the pedestrian environment and incorporating traffic calming measures at the junction of Frognal with Finchley Road.

The scope of works under consideration by TfL's Engineering team covers the following items:

- kerb buildout(s) to slow turning speeds and reduce pedestrian crossing distance over Frognal;
- raised table reconstruction, to further slow vehicle speeds;
- **if viable**, material improvements for crossing area. This could include, for example, contrasting-coloured imprinted asphalt on the top of the raised table to highlight the crossing area, subject to Engineering's views;
- **if viable**, tree(s) to be planted in new kerb build out area. This may be particularly likely on the southern side of Frognal, adjacent to the existing cycle stands.

TfL Engineering will now set out the anticipated costs for a feasibility investigation.

### **LCIL 043 Arkwright Road Width Restriction and LCIL037 Arkwright Road repaving**

Camden had earlier commissioned a *Fitzjohn's Area School Traffic Reduction Study* from Steer Group traffic consultants. However, the study had omitted Arkwright Road from within its scope and RedFrog therefore suggested that the research should be extended to include Arkwright Road and key RedFrog traffic routes. This would be a relatively straightforward piece of work, which Steer would be willing to undertake, if commissioned.

Camden Highways does not currently have the manpower to commission this research.

It is envisaged that the footway surface in Arkwright Road will be upgraded alongside future traffic calming proposals.

### **LCIL 087 ProximiTREE data**

Bluesky International flew over the Fitzjohn's and Frognal area in April. Data on the number of trees and canopy cover for 2022 are in preparation. This will enable a comparison with 2010 and 2015-16.

### **LCIL project 042 Branch Hill Pond and Lost Rivers**

This entails marking key points in the flow of the lost River Westbourne using cast bronze glyphs to demote the direction of the former River Westbourne prior to being culverted.

## **b. Future project**

This was not discussed, but RedFrog has made enquiries about a project to check the health of pollarded street trees through fluorescence testing.

Mature plane trees in the Frognaal and Fitzjohn's area are exhibiting signs of stress, such as epicormic growth, fungal infections and excessive bark shedding, following Camden's biennial pollarding regime.

The health and physiological condition of a sample of 10 trees could be checked annually, over a period of three years, using the *Arborcheck*® diagnostic technique. The cost, based on a site visit / sample collection from 10 trees and presentation of data, would be in the region of £1750.00 plus VAT per year.

## **7. NF support for Camden DEFRA letter re England Trees Action Plan 2021-2024 (May 2021).**

This was not discussed.

## **8. Forum response to draft Camden Flood Risk Management Strategy consultation**

Camden is consulting on its draft Flood Risk Management Strategy, which closes on 9 October, sets out how flood risk in Camden will be managed until 2027.

The Consultation is available on the RedFrog Forum website at:  
<https://www.redfrogforum.org/underground-rivers/>

## **9. Accounts and website viewing statistics**

The Forum did not incur a deficit in 2021-22, with all expenses covered by grant and LCIL funds. However a deficit will arise in 2022-23 due to unfunded website updates.

RedFrog Association is able to fund raise and steps in to fund the work of the Neighbourhood Forum. As the Forum receives and pays out money from the Association, a balance sheet is not prepared.

The accounts were approved by the meeting.

Monthly views of the Forum website in 2022 ranged from 96 to 167, peaking in March when 167 users viewed 264 different pages.

The homepage was the most visited, followed by /evidence-base/ and /underground-rivers/ in order of popularity.

## 10. Elections

The Constitution requires the Executive Committee to comprise at least seven members, who are elected at each AGM to carry out the day-to-day work of the Forum. Candidates to serve on the Committee need to be proposed and seconded by two other members of the Forum.

During 2022, Juliette Sonabend moved out of the RedFrog area. New members proposed and seconded were:

- Victoria Barclay, to help with planning representations
- Mojgan Green, to build the evidence base for an Article 4 direction for rear gardens
- Marcelle Shulman, to lobby for greater protection for trees and the green aspect of the area.

Other Executive members standing for re-election were Laurence Bard, Siobhan Ezra, Nancy Mayo, Mal Parker, Cllr. Parkinson and Harlan Zimmerman.

The Chair, Treasurer and Secretary and Executive Committee were re-elected by common assent.

To date, the work has been conducted electronically, but in-person quarterly meetings will now resume.