

## **Forum Committee meeting**

Held on 30<sup>th</sup> June meeting at St. Margaret's School at 8 pm

Present: Cllr. Spinella, Rob, Rupert, Penny, Hazel, Raffaella, John M-B, John F, Bill, Emily, Linda, Nancy

Apologies: Maryam, Val, Andrew B, Mojgan, Ralf, Laurence, Eddie

### 1. Election of Chair

Rupert's offer to replace Rob as chair was gratefully and unanimously accepted under the new Constitution.

### 2. Discussion of draft Policies

It was noted that Camden will need to sign off the Plan, prior to being submitted to the Planning Inspector.

Create Streets had provided a set of draft policies, but a number of policies had been omitted and considerable editing had been required. A working document has now been produced in order to enable the policies to be further refined, before they can be formally consulted on.

Nancy had begun editing using track changes, but the changes were too many and this proved too confusing. Mount Anvil had printed hard copies of the before and after versions for tonight's Committee meeting.

It was suggested that the Design and Access Statement (DAS) should include greater design detail. When assessing planning applications, planning inspectors often pay close attention to the positive aspects of the development, as highlighted in the DAS, and give little consideration to the negative aspects, which are omitted from the DAS.

The NP must ensure that the DAS focuses on the major aspects of the design proposal and categorise aspects of the design into tier 1 and tier 2 policies. The input of planning expert will be necessary to evaluate the DAS policy. Penny will obtain Hampstead NF's DAS policy.

Clarification is needed for the types of planning applications the policies will apply to.

The Plan's objectives are: to protect the environment, buildings and quality of life and to prevent the deterioration of the environment. It will be important to explain this in such a way as not to be seen to be too proscriptive.

It is disappointing that the planning application submitted for 317 Finchley Road is not sympathetic to the heights of the surrounding buildings. However, this may be because the Fortune Green and West Hampstead NP does not have a clear policy on building heights. The Redfrog NP must have a clear policy on maximum permissible building heights.

Concerns were raised in relation to the HD1 policy on Camden's 50% affordable housing requirement and that this may lead to over-development. The 50% affordable housing policy applies only to developments of ten or more units, but this should be re-phrased as an aspiration.

The BGI policies should refer to "soft landscape" rather than "soft surface" and soft landscape should be defined, "i.e soil, moss, lawn / meadow, flower beds."

Raffaella queried the tree planting guide in annex BGI 3. The references at the end of the annex indicate the analysis of the value of trees for insects and lichens to be derived from a variety of sources, including the Forestry Commission and the British Trust for Conservation Volunteers. Concerns were also raised about the cost of annual pruning for a hedge on one side of the garden, and that the selection of trees and hedges is too focused on biodiversity. However, rear garden corridors are critical to the survival of bats, birds and other wildlife.

The policy groups are to be considered by three working groups, to report back by end July:

- 1) Built environment: HD 1 – HD 5, LC1, LC2: B 1: Penny, John M-B, Mojgan
- 2) Green environment: BG I 1 – BGI 5: Raffaella and Nancy
- 3) Community infrastructure: CF 1 – CF 3, LC 3: Gio
- 4) Traffic and Finchley Road: LC 4, ST 1 – ST 3: Linda, Bill and Rob

The list of buildings drawn up for Local Listing should be extended to include the covered Thames Water reservoir and other features. Nancy will circulate the list among the Forum Committee.

The comments obtained from each policy groups will then be presented to a Forum Committee meeting. It is acknowledged that 100% agreement will be unlikely.

The working draft of the Policies, in its current form, should be uploaded onto the Forum website as soon as possible.

3. Development of Policy summaries and Neighbourhood Plan promotional material and
4. Format of 14 July follow-up community engagement event

A number of display stands will be used to explain the neighbourhood plan and each policy at the 14 July meeting. The policy text boxes can be enlarged into A1 poster size and supported by photographs, with Penny's Quick Facts leaflet used to explain the neighbourhood plan.

Future community engagement events already arranged are: 3 July: stalls at Hampstead Parochial School, St. Luke's School and Sudholme Court summer fairs; 3-4 September: stand outside UCS Active and 11 September: strawberries and homemade lemonade at West Heath Lawn Tennis Club.

A further stand will seek attendees' preferences for other future community engagement events from a list, including:

- Craxton Studios and Jazz event
- Fire engine parked in Redington Gardens
- Quennell walk
- Redfrog treasure hunt
- Tree walk
- Team quiz
- Wine tasting team competition
- Bake-off competition or bring-a-dish evening
- Redfrog Dog Show
- Front garden competition
- Open garden event
- Silent auction by local businesses
- Raffles
- Blue plaque trail
- Tour of covered Thames Water reservoir

Further ideas are very welcome.

An honesty box for donations is to be available at JW3.

#### 5. Collation of Policy comments

Comments, including those received on 14 July, are to be collated by each Policy sub group. It should also be possible to submit comments on-line and Nancy will circulate a comment form. **Post meeting comment:** it has subsequently been decided that a better approach is to develop an online comment form for each policy using Survey Monkey software. The link is:

<https://www.surveymonkey.co.uk/r/Redfrogdraftpolicies>

#### 6. AoB

Redfrog continues to require funding to update Camden's CA appraisal for the Redfrog Conservation Area, which is likely to cost £10,000 +VAT. Funding of £1,000 could be sought from ten local businesses.

Redington Froggnal Association is able to ask for subscriptions in order to support the work of the Forum. HHS charges £200 for a lifetime subscription.

Hazel's queries relating to the Forum website can be discussed with Rob at the Studholme Court fair.