

## AMENITY - DIVERSITY - CHARACTER

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### NOTTING HILL GATE IMPROVEMENTS GROUP

**MINUTES OF 58<sup>th</sup> MEETING HELD ON TUESDAY 10 APR 07 AT  
233-235 WESTBOURNE GROVE LONDON W11 2SE (JOHN SCOTT'S HOME)**

1. Apologies for Absence were received from Peter Mischon.
2. Present All those ticked on the list below.
3. Minutes of the last meeting (57<sup>th</sup>) held on 29.Nov.06 were tabled & copies made available with the accounts at the meeting.
4. Date of next meeting Tuesday 11.Sep.07 7.30 - same venue 233-235 Westbourne Grove (J. Scott's home).

5. Items for report & discussion

a) Response to imminent Planning Application by Delancey ("D/LS".) as a Major Urban Development (M.U.D.)

Following D/LS presentation of proposals at last meeting a small group (J.S., D.M., D.C., G.R.) drafted a letter of 18 Feb 07 to Cllr D. Moylan, Deputy Leader RBK&C which was distributed & discussed as follows:-

i) It was unanimously agreed this project was on a "major transport and shopping node" (RP). Open Space was absolutely vital and the small central area of Newcombe Piazza should be expanded and improved & not used for more shops. D.M. noted there was an RBK&C demand for more open space at the proposed Candy Bros project for Chelsea Hospital. J.S. reported the Open Space Society (Charity) felt there was a reasonable opportunity to "register" Newcombe Piazza as an "Open Space" (used without hinderance etc by the Public for over 20 years. It was agreed to pursue this matter & make a donation of £250 to the charity.

ii) Offices v Residential. A forceful paper was distributed extolling the importance of "retaining the office space in NHG as it supports small to medium sized businesses, employment and a balanced community. There was discussion and support for The Sustainable Communities Bill a Private Members Bill which has the support of a) over 400 MPs, b) 1,000 councils, c) 20,000 individuals. The essence is to abolish 'Ghost Towns', encourage small individual, family run shops & require local councils to operate to support local community aspirations in Planning matters.

Government support is needed for the Bill to become law in June. C.B. was rather sceptical that this could be achieved. The meeting was fully supportive.

D/LS had stated small local shops would be best located in side streets but it was universally felt that they would seek multiple shops for Kensington Church Street: unless a strong line was made on planning. There appears to be no proposals for small shops. Residential is likely to become like "gated communities" and "transient investors" who add nothing to a homogenous sustainable community area.

iii) Farmer's Market. The loss of open space by removal of this highly popular N.H.I.G. initiated addition was much criticised. The need for a 3<sup>rd</sup> food supermarket greatly doubted. And the relocation of the market to the rear car park behind Marks & Spencer wrong for many reasons. This alone was felt sufficient to say "No" to the project on the basis of detriment to communal & democratic demand.

iv) Public Exhibition of Proposals were considered essential by the meeting and it was agreed N.H.I.G. declare readiness to make a financial contribution to a good display of meaningful drawings/models. A period of one week (5 hours per day) was recommended (not during July/August holiday period). D/LS had indicated opposition to a Public Meeting on their proposals. The presence of a representative of the applicants at the display was urged.

v) Comprehensive Development of L.S. Estate. Extensive discussion took place, particularly the E.D.F. site where the 'piecemeal/splinter' residential development proposal was much criticised (adverse comments by The Ladbroke Association & others were reported). It was widely felt that all parties should have been brought together to consider in depth a more beneficial role for this large site. C.B. declared there were currently no planning powers to command such a comprehensive approach.

vi) New Planning & Development Officer David Prout. Much discussion concerned aspirations for change in the R.B.K&C. Planning Department.

a) Currently the officers are concerned at the strict legal constraints on any application. If it complies the application is recommended to the Committee for approval. The whole procedure is "officer driven". This should be changed to become "member (democratically elected) driven".

b) The aim of the Planning Committee is to "preserve & enhance" the best parts of the Royal Borough and to ensure the highest standards of quality architecture for new applications. This need is highlighted by competition from the huge White City project.

c) The newly opened Victoria & Albert Museum "Architecture Dept" (one of the main jewels in the crown of the Royal Borough) headlines "The Function of Buildings", "Since the birth of Architecture buildings have been regarded as things of beauty and meaning. They express the values and belief of the people who created them."

vii) Planning Brief / Expert Urban Planner / Design Champion. Great anxiety was expressed at the qualification and ability of Planning Officers to stand up to the developers experts who principal aim is to make money. It was resolved to urge The Royal Borough to consider the appointment of someone of such acknowledged status & calibre. The aim to ensure that the present project on completion is an improvement of which we can all take pride, executed with style & panache.

viii) R.P. Stressed the importance of amicable discussion with both RBK&C & D/LS to maintain a spirit of good will and co-operation.

ix) Great fear was expressed that the Council would accept a proposal lacking in the

top quality this prominent and important location deserves, in return for a large money contribution towards a new road scheme (which has not been discussed).

It was agreed the above matters should be fully discussed at the meeting of N.H.G. Advisory Group (Chair Cllr David Campion) with Cllr Daniel Moylan at the Town Hall. 4.30 Mon 23 Apr 07.

x) A further Public Meeting at the Town Hall (written questions to be submitted) on Planning Generally at 6.30 Wed 25 April which members may wish to attend or inform J.S. if they wish anything raised.

6. 148 Kensington Church St. Illegal Bureau de Change. J.S. reported that the enforcement action on the user & inappropriate front elevation had been totally ineffective.

7. Coronet Cinema. After further meetings J.S. reported that no real progress had been made by David McDonald of RBK&C Planning who are appointees of English Heritage to protect Grade I buildings. Ron Salamat of the Elim Church has delivered a timetable indicating a start for “restoration from Dec 07”. This will need zestful monitoring as vital to the overall improvement of N.H.G.

8. Financial Report. This was tabled and approved & attached to these minutes.

9. New Project Leader & Hon Treasurer. J.S. expressed anxiety at the need for new helpers & officers and urged members to suggest appointments.

The meeting ended at 9.45pm.

Distribution:-

Petra Brown ✓	Steve Burgin	Christopher Buckmaster ✓	David Campion ✓	Fiona Fleming-Brown
Frank Lieberman	David Marshall ✓	David McHugh ✓	Robert Meadows	Peter Mischon
Toni Newman ✓	Dez O’Neil ✓	Andrew Pilkington	Geoffrey Roome	
Robina Rose	John Scott ✓	Amin Taha	Maria Vlotides	Iain Wilcock
Willoughby Wynne		Robin Price - Chairman of Kensington Society ✓		