



REDINGTON FROGNAL ASSOCIATION

MINUTES OF MEETING

Held At 6.30 pm on Tuesday 14th March 2017 at St. Luke's Church,
Kidderpore Avenue, London NW3

Present

Gary Bakall	Planning Enforcement Officer, LB Camden (to item 3)
Cllr. Siobhan Baillie	
Cllr. Gio Spinella	
Rupert Terry	Chairman
Laurence Bard	Treasurer
Nancy Mayo	Secretary
Hazel Finn	Community Engagement
Linda Chung	Langland Gardens
Rob Hagemans	Finchley Road
Eddie Hanson	Studholme Court
Sir Michael Heller	Ferncroft Avenue
Lady Morven Heller	Ferncroft Avenue
Jennifer Labrom	Kidderpore Gardens
John Malet-Bates	Ferncroft Avenue
Tina Marton	Hollycroft Avenue
Val Russell	Arkwright Road

Apologies: Andrew Blair, Emily Brettle, Siobhan Ezra, John Fox, Moigan Green, Susan Grossman, Nina Jaglom, Avril Kleeman, Dudley Leigh, Rev. Tresidder, Alan Sanders, Irving Yass, Harlan Zimmerman.

1. Neighbourhood Plan progress update

The initial draft Policies, prepared by Create Streets, had been presented to the Forum AGM in June 2016. This was followed by a very well-attended community engagement event at JW3 in July 2016. Feedback was sought and incorporated into the Policies. November 2016 saw another very successful social event, with music provided by Alan Finn and his jazz band at Craxton Studios.

Much work has been carried out to build a comprehensive and robust evidence base, including bat flight path mapping, mapping of underground rivers and a three-month NO2 monitoring exercise.

The draft Policies are now 95% complete and were finally submitted to Camden, almost a year after work started, on 10 March 2017. Feedback from Camden is now awaited. The aim is to closely follow Hampstead Neighbourhood Forum, which embarked on its eight-week community engagement period at its AGM on 8 March.

2. Advice from Mr. Bakall on enforcing Neighbourhood Plan Policies

Camden was congratulated on having successfully undertaken enforcement action against an extension, which had been constructed without planning consent at 15 Gayton Road.

Mr. Bakall explained that enforcement is an integral part of the planning system. Camden is able to take enforcement action and serve an enforcement notice, if harm can be demonstrated. However, the householder has a right of appeal, and enforcement can be a long and drawn out process. A summary of enforcement actions taken by Camden was circulated. The most commonly reported breaches in the Frognal and Fitzjohn's ward during 2016/17 related to residential works (23 cases), followed by estate agents' boards (11 cases) and breach of condition (5 cases).

Camden has a team of six Enforcement officers and is currently interviewing for a full-time post for the enforcement of construction management plans. The post is at present occupied by Hardev Singh. It was observed that Enforcement is a "black hole".

Residents expressed concern about the erection of 32 Portakabins stacked three storeys high, right against the boundary with Ferncroft Avenue rear gardens. Staff working in the Portakabins look directly into Ferncroft Avenue habitable rooms, although it has been stated that the Portakabin windows are to be obscured. Formal complaints have not been lodged, as this would serve to prolong the construction process. Rights exist for temporary works, including cranes and Portakabins. A photograph of the Portakabins should be sent to Mr. Bakall: gary.bakall@camden.gov.uk

Redington Frognal Association is represented on the Mount Anvil construction working group.

Neighbourhood Plan Policies will be enforced in exactly the same way as Camden's Policies and it will be expected that all Neighbourhood Plan Policies will be followed, eg if the Plan requires two trees to be planted, then this will be enforced. Policies may not infringe Permitted Development rights.

3. Enforcement issues in Redington Frognal

Many of Redfrog's concerns relate to tree fellings. However, unless a tree is covered by a Tree Preservation Order, an application to fell is not required and only a notification of intent must be made. It is likely that many of the 41 trees felled at Sarum Chase were small trees which were not eligible for TPOs. Camden can only refuse permission to fell for trees covered by TPOs.

The row of trees felled by King's College in 2006 were similarly not covered by TPOs and any breach of planning will be spent by now. An email should be sent to Gerry Oxford marking the position of the felled trees: Gerry.Oxford@camden.gov.uk

It was noted that the Redington Frognal Conservation Area Statement of 2003 is now considered out of date and John M-B wondered how Enforcement uses this and other Conservation Area Statements. Camden refers to Conservation Area Statements in the vast majority of cases but, the more up-to-date a Statement is, the better. However, even where a Statement is out of date, the reasoning is likely to remain applicable. Mr. Bakall did not consider that a more up to date Conservation Area Statement would strengthen the Redington Frognal Neighbourhood Plan.

Photographs of the illegally-felled trees at 30 Redington Road should be emailed to Mr. Bakall. This is likely to be a criminal offence.

4. Need for a survey by Camden of traffic survey in Redington Frogna

Considerable concern exists about mounting traffic levels in Arkwright Road, where traffic levels are exacerbated by construction traffic for the Arthur West (Hyelm) site at 79 Fitzjohn's Avenue, which is being routed along Arkwright Road and Ellerdale Road. TfL has named Arkwright Road as one of the roads destined to take additional traffic post CS11.

Val and Siobhan E. had met Ms Tulip Siddiq, MP to ask for a traffic survey to be undertaken. Cllr. Baillie is aware of traffic surveys currently under way, eg in Arkwright Road, and Camden is receiving a very high number of traffic related complaints. A sink hole has already been observed and the sheer volume of heavy traffic in Arkwright Road is likely to lead to buildings settlement. It is imperative that Camden conducts a holistic traffic assessment for the entire Frogna and Fitzjohn's ward. Camden has suggested that residents may like to propose a traffic plan, but it is considered that this should not be the responsibility of residents.

The closure of Briardale Gardens had been approved at the end of 2016, but Pattison Road residents disagreed with the proposal and threatened a judicial review.

St. Margaret's School is seeking the installation of a zebra crossing in Ferncroft Avenue, but this is unpopular with residents.

It is believed that the Mayor of London has not yet signed the approval for CS11 to begin, as Westminster has rejected the idea of closing Regent's Park to motor traffic. Karen Buck, MP for Regent's Park and Kensington North, has undertaken considerable research into CS11.

Camden has provided periodic input to TfL.

It was suggested that Camden should commission an independent traffic survey. Camden is trying to reduce school-run traffic: however, attempts to reduce school-run traffic have been ongoing for 25 years. School-run traffic needs to be scrutinised alongside traffic monitoring and NO2 and particulate monitoring. A holistic approach is needed.

Redfrog should approach Louise McBride, Head of Transport Strategy, and David Joyce, Director of Planning and Regeneration.

5. Availability of CIL money

Members of the CIL sub-committee noted that they had not received any correspondence on CIL funding. Hampstead Neighbourhood Forum has already been allocated funds.

It was noted that Redfrog should be bold in its ambitions, as the receipts due from Mount Anvil and Hyelm are likely to amount to about £1.5 million. The current CIL priorities list is available at:

[CIL priority projects](#)

The eligibility for CIL projects is changing and a revised CIL list is now required. This might include the enhancement of the east side of Finchley Road.

The Forum will need to make a case for funding for the Neighbourhood Forum website and the update of Camden's Redington Froggnal Conservation Area Statement. Paul McKenzie of Paul McKenzie Studio, and a local resident, has provided a broad estimate of £900 to upload the Neighbourhood Plan evidence base and all the draft Policies, showing how they have developed and changed with each major re-write.

Cllr. Spinella offered to ask UCL if Redfrog might advertise for IT assistance, of Redfrog writes to him. Hazel has volunteered to do this.

6. Charitable status for Redington Froggnal Association

Laurence has contacted Kevin Nunan of Voluntary Action Camden, who has confirmed that Neighbourhood Forums can be granted charitable status. If annual revenue is greater than £5,000, Charity Commission approval is required.

An alternative route is to approach the Inland Revenue, either as the Forum or the Association, and seek charitable status. This might be the simplest option, although one of the objects in the constitution may have to be changed. Laurence will take this forward.

Cllr. Baillie noted that a few neighbourhood forums have successfully achieved charitable status.

It is likely that the Association is the more appropriate vehicle for charitable status, as the Association can fund the Forum. The Neighbourhood Forum will expire in September 2019 and the Association is less susceptible to changes in government policy. It will be beneficial to be able to claim Gift Aid on member subscriptions.

The Association has funds of £3,000 remaining.

7. Redfrog Association website and subscriptions

Rob is continuing to post material onto the website when this is supplied.

It was proposed that the Association should levy an annual subscription. Hampstead Garden Suburb levies £15 per household, while Netherhall Neighbourhood charges £5.

A sum of £10 per household was suggested. This could be paid by cheque or electronically via the Association website, or through a Just Giving page. A mail drop could be used to seek subscriptions, explaining actions taken by Redfrog and to how the Association exists for the benefit of residents. A request for the services of a web designer could also be included and ideas for CIL expenditure sought.

The Forum has an email database of almost 400 members.

8. Fund raising ideas

Fund raising ideas proposed were a production of *The Woman in White*, with local actresses, and / or an interactive "walking" theatre.

9. Arup site visit

Dr. Adam Broadhead, the Arup scientist who undertook the underground rivers research for Redfrog, visited the area on 25 February. Redfrog / Hampstead is one of only three areas in the world with such particular hydrogeological conditions.

Vicki Harding (Heath and Hampstead Society) and a group of Redfrog residents showed him the underground river in Redington Gardens, the site of the former Branch Hill pond, the source of the eastern branch of the underground River Westbourne and a boggy garden at Firecrest above an underground spring.

The Westbourne was then traced along Frognaal and a visit was made to UCS to see at first hand the battle to keep the basement rooms clear of flood water. The research is to be presented to the annual conference of the Rivers Restoration Centre: <http://www.therrc.co.uk/conference>

It would be desirable to daylight, or at least reveal, one of more small sections of the rivers. Cllr. Baillie considered Redington Gardens could be ideal, and more appropriate than Frognaal, as the river there could form part of a nature walk from the Branch Hill estate. This would be educative and informative and may be helpful to fight basement development.

10. Other recent Redfrog work

A joint submission was made with Heath and Hampstead Society in respect of Camden's Local Plan Policies on Basements and Biodiversity. The proposed amendments were not accepted.

The Forum secured Asset of Community Value designation for Camden Arts Centre.

Both the Forum and the Association have made representations in connection with numerous planning applications, notably an application to demolish 28 Redington Road and to install floodlighting at West Heath Lawn Tennis Club.

The Association attends monthly meetings of the Mount Anvil Construction Working Group.

Evidence of damage due to basement construction is sought for the neighbourhood plan Basement policy.

11. New Environmental Service contract

Camden's new £18 million Environment Service contract comes into force on 1 April. A behavioural change in respect to recycling is sought. However, the aims need to be properly presented to residents by Camden. Streets with sufficient street-level houses with space to store a wheelie bin will move to fortnightly collections. Recycling and food waste will continue to be collected weekly. Households without space to store a wheelie bin will be provided with orange Camden-branded rubbish bags.

12. Date of next meeting

A Forum Committee meeting will be arranged following receipt of Policy feedback from Camden.