



REDINGTON FROGNAL ASSOCIATION

Umbrella body for residents' groups in the Redington Froggnal Conservation Area

Draft minutes of the Redington Froggnal Neighbourhood Forum AGM,
Held on Sunday 3 October 2021 at 5.30 pm at 3 October 2021 at
St. Margaret's School, Kidderpore Avenue

Present

Rupert Terry (Chair)	Ferncroft Avenue
Laurence Bard (Treasurer)	Platt's Lane
Barbara Alden	Chesterford Gardens
Sir Stanley and Lady Burnton	Kidderpore Avenue
Siobhan Ezra	Arkwright Road
John Fox	Rosecroft Avenue
Jacqueline and Jonathan Gestetner	Oakhill Park
Linda Lucas	Froggnal
John Malet-Bates	Ferncroft Avenue
Elizabeth Mitchell	Heath Drive
Kirsty Roberts	Kidderpore Avenue
Janet Gompertz	Lindfield Gardens
Tina Marton	Hollycroft Avenue
Nancy Mayo	Hollycroft Avenue
Anne-Marie O'Connor	Rosecroft Avenue
Mal Parker	Froggnal Close
Cllr. Andrew Parkinson	Kidderpore Avenue
Lauren Pecorino	Froggnal
Sir Brian Pomeroy	Ferncroft Avenue
Janis and Shari Roozepeikar	Hollycroft Avenue
Kirsty Roberts	Kidderpore Avenue
Jane Shaw	Platt's Lane
Alex Shinder	Hampstead Hill Gardens
Tania Varsanyi	Froggnal
Dilys Ward	Arkwright Road
Nicholas White	Kidderpore Gardens

1. Attendees and apologies

Attendees and apologies were as for the Forum AGM

2. Minutes of AGM of 15.9.20

As there were insufficient hard copies of the 2020 draft minutes for everyone to read through, it was requested that any corrections be emailed to redfrogemail@gmail.com. In the absence of any corrections, the draft minutes were taken as accepted.

3) Chair's report / update

The Association has had a quiet year, with activity largely focused on progressing Branch Hill Pond and the Cattle Trough Triangle.



Branch Hill Pond

In 2018 RedFrog Association won grant awards totalling £25,000, from the Mayor of London and from City Bridge Trust.

RedFrog has been working together with the Superintendent of Hampstead Heath to reinstate the pond at Branch Hill, which had been painted by John Constable, on many occasions, while he was living nearby from 1819 to 1822.

The funding has been spent on exploratory hydrological scoping work and design, under the direction of the City of London's team of Ecologists. The reinstated pond will be a natural wildlife pond, which is expected to attract frogs and dragonflies. The pond will be fenced and inaccessible and unobtrusive. It will be important not to introduce fish, so as not to upset the delicate ecological balance.

The pond will provide a significant benefit for biodiversity and will look much like the No. 1 Pond in the Seven Sisters chain on the Heath Extension. The sketch below was received after the meeting.

Design for Reinstated Pond at Branch Hill



Greening of the Triangle at the Junction of Platt's Lane and Hermitage Lane

Laurence, John and Jane have been working with Cllr. Anne Clarke to improve the area surrounding the cattle trough. Barnet has agreed to remove the broken tarmac and scatter some wildflower seed, to be surrounded by a low hedge. A bench is also planned.

Bicycle Hangar Survey

A number of residents on Briardale Gardens and Platt's Lane queried the siting of a cycle hangar in Briardale Gardens and considered that it would be unlikely to be used. A RedFrog survey of residents in Platt's Lane and Briardale and Clorane Gardens indicated little demand. However, a number of bikes are now stored in the hangar.



4) Treasurer's report and accounts

In order to reduce running costs, RedFrog had made enquiries about the possibility of merging the two organisations.

The advice is that the Forum must remain independent, in accordance with its Constitution. The Forum will need to update the Neighbourhood Plan periodically and will need to work together with Camden on many issues. It cannot fulfil these roles as part of a residents' association.

During the year to 31 March 2021, RedFrog Association received subscriptions and donations totalling £525, but spent £1,196 in supporting the Neighbourhood Forum. This resulted in a reduced balance to carry forward of £3,596.

Since the beginning of the financial year, subscriptions had been received for 18 households, by the time of the AGM. Many additional cash donations were received during the AGM.

The company accounts were approved for the year 2020-21.

5) Membership

The Redington Froggnal area is home to about 1,700-2,000 households. It would be reasonable to expect about 20% to become members.

Previous membership drives have yielded very few new members, but the reinstatement of Branch Hill Pond and accompanying publicity is likely to provide a very good opportunity to expand the membership database.

RedFrog needs to do better to explain the distinction between the two organisations and the benefits of being a member of the RedFrog Association.

The launch of a Whatsapp group by LLNA has resulted in many new members. RedFrog does not currently have a presence on social media and should take the opportunity to ask members to provide their mobile phone numbers, if they would like to join a RedFrog Whatsapp group.

A previous attempt to gain charitable status had been unsuccessful because the Association's turnover had exceeded £5,000, due to large grant awards received from the Mayor of London and City Bridge Trust. However, a further attempt could now be made. In addition to the Gift Aid value to donors and the Association, charitable status would provide reassurance to potential donors.

6) Elections to the Management Committee

Rupert retired as Chair of RedFrog Association and proposed Anne-Marie as Chair. The proposal was seconded by John F and Nancy. Laurence agreed to continue as Treasurer and a volunteer to act as Secretary was sought. Nancy agreed to cover as Secretary until the next AGM.

Laurence asked Andrew to become a company director of Redington Froggnal Association Ltd.



7) Future activities

Anne-Marie suggested that a future activity for RedFrog Association could be to recognise the role of gardens in providing wildlife habitat through a RedFrog Wildlife Habitat Garden award, such as a plaque.

Both the Forum and Association fulfil important roles in lobbying planning officers and councillors, making representations on planning applications and providing input into Camden planning policy and guidance. This is in addition to the work of Hampstead Conservation Area Advisory Committee, whose representations often lead to schemes being modified.

Alex Shinder offered to provide help to HCAAC.

8) Any other business

Enforcement

Croft Way

It was recalled that, as part of the planning consent for the Westfield development in Kidderpore Avenue, various s.106 commitments were made, including an upgrade to Croft Way. These

appear to have been overlooked and the area now suffers from litter, unemptied bins, low-level crime and drug dealing. Andrew offered to check the terms of the s.106 agreement.

UCS Active

A condition of Camden's grant of consent for the UCS gym was that membership should be restricted to residents living within a one-mile radius. This condition has also not been enforced.

It is hoped that the recruitment of a new enforcement officer will help to improve enforcement by Camden.

O2 Development Site

Nancy has been attending the Landsec O2 consultations on its proposals for the O2 site, extending from Finchley Road to West End Lane. Current proposals are for 1,850 flats, with a density that is three times the level recommended in the National Model Design Code and tower blocks of up to 16 storeys (four times the level recommended in the National Model Design Code).

Attendees were asked if they would support a RedFrog donation to oppose Landsec's 16-storey tower blocks, but it was considered that it would be more appropriate to use LCIL funds to develop an alternative vision.

Basement Impact Assessments

Desk-based audits of basement impact assessments by Camden are often considered to be insufficiently rigorous. However, policy UD 1 of the RedFrog Neighbourhood Plan sets out specific and detailed information requirements to accompany planning applications for underground development, drawn up with assistance from Dr. Michael de Freitas.



Garden Floodlighting

The proliferation of garden floodlighting was remarked on. This is particularly harmful to wildlife, but does contravene any policies. The only hope of addressing this is by knocking on doors and explaining the harm.