

DARTMOUTH PARK NEIGHBOURHOOD FORUM

COMMITTEE MEETING

MONDAY 11 APRIL 2016, 7.30PM

HIGHGATE ROAD CHAPEL

MINUTES AND ACTION POINTS

PRESENT

Ellen Gates
Ben Castell
Chris Harrison
Eileen Willmott
Jessica Jacobs
Kay Hughes
Kelly Pawlyn
Nick Bradfield
Valerie Doulton

Apologies

Ann Smyth
Catharine Wells
Ilona Hay
Mariachiara Corazza
Patrick Lefevre

1 Apologies

1.1 See above.

2 Minutes of Meeting on 2 March 2016

2.1 Approved.

2.2 Matters arising:

- (1) Dataset: Nick has reviewed this. The relevant information is mostly in the first 2 pages.
- (2) Examples of good and bad design: Committee members to identify examples of good and bad design and send to Ellen.

- (3) Cycling report: Kay is preparing this and will circulate it.
- (4) Swain's Lane retail units: Committee members to send suggestions for retail units to Ellen and Chris, to pass on to Swain's Lane Committee – particularly if anyone knows any suitable retailers who are actively in the market for units.

ACTION: Per (2), (3) and (4) above.

3 Make:good consultation

- 3.1 Ellen has circulated the draft report that Make:good have produced on the consultation exercise so far.
- 3.2 Make:good are aiming (i) for a complete draft report by 23 April and (ii) to complete the exercise by 29 April.
- 3.3 The Committee agreed that the exercise appears to be going well. There was some discussion whether some more of the Swain's Lane retailers may wish to make comments and it was noted with regret that the local schools appear not to have been willing or interested in taking part in the exercise.

ACTION: Nick to check whether any more of the Swain's Lane retailers may wish to make comments.

4 Camden's comments on draft Policies

- 4.1 Ellen has spoken with the officer at Camden who is dealing with Camden's comments. The officer was concerned that the Committee may be demoralised by the number of comments, but the Committee felt that it will be able to address the comments without too much difficulty.

5 Plan: ongoing work by sub-groups on allocated chapters

Chapter 3: Design and Character

The sub-group has met and is working in particular on a plan of green areas.

Chapter 4: Housing

The sub-group has met and Kelly has done some updating to the draft. The Committee discussed issues relating to accommodation for students and key workers, and agreed that the Area still does not seem appropriate for student accommodation and that in any event key workers should be prioritised over students.

Chapter 5: Community

The sub-group has met and Nick is doing some updating to the draft.

Chapter 6: Neighbourhood Centres and Employment

Chris and Nick have made some progress on this, and a meeting of the sub-group will now be arranged.

Chapter 7: Environment and Sustainability

Michael Pawlyn has updated the draft, which Kelly will circulate.

Chapter 8: Transport and Street

This is likely to require Siân's input.

Chapter 9: Specific Sites

Ben reported that the technical support in relation to the Murphy's Site has been approved. A meeting of the sub-group will now be arranged.

Chapter 10: Projects

The Projects will in part come from the work of the other sub-groups and then be collated for Chapter 10.

Kay, Nick and Kelly have had a meeting.

Kay reported on ideas for a redevelopment around the entrance to Gospel Oak station, with an illustrative plan showing what could be done to enhance the area. Nick noted that there was plenty of scope to extend the canopy over the entrance to Gospel Oak Station to provide more shelter for passengers. This could be an imaginative cantilever structure improving the overall appearance of the station entrance.

Evidence base

Ben will continue to work on this. Ellen has circulated a document which pulls together the engagement responses.

6 Highgate Road development

- 6.1 Chris reported on the Development Management Forum meeting that Camden had held on 8 March to discuss the proposed development on Highgate Road at the site of the Day Centre and A&A storage. The Powerpoint presentation used at the meeting is on Camden's website at: <http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/major-developments/fsi/aa-storage-dm-forum-developer-presentation-march-2016/>

The proposal is for a substantial development of 63 residential units, some business units, a community café to be run by Camden in conjunction with the new Greenwood Centre, and 2 basement levels of storage units for A&A. The developer of the site will be A&A, which has a deal with Camden to buy the areas that A&A do not yet own. The proposal will replace the existing proposal for which Camden gave permission a couple of years ago per 2013/5947/P. The Development Management Forum meeting discussed in particular that (i) an attractive feature of the proposal is that there will be a route through the centre of the site to the new Greenwood Centre at the rear, (ii) the unattractive features are that the proposed buildings are tall and bulky,

rising sheer from the edge of the site on the pavement, in contrast to the listed church on the southern side of the site and the stepped-back building of Elsfeld on the other side of the road which presents an open aspect, (iii) the materials did not look particularly attractive or sympathetic but it was difficult to tell much from the images in the presentation, and (iv) another particularly worrying issue, on which much concern was expressed, is that only 8 of the 63 residential units will be for some form of social housing.

The planning application is likely to be issued in April 2016. The Committee agreed that it should consider the application when it is issued, to discuss what comments, if any, DPNF should make.

7 Programme

- 7.1 The Committee agreed that it will be crucial to have a complete updated draft of the Plan in time for the AGM in June 2016. The Plan can then be consulted upon with the Community over the summer.

8 AGM

- 8.1 The Committee agreed upon Tuesday 28 June, 7.30pm, as the date of the AGM. Venue either Highgate Road Chapel or Highgate Library Civic and Cultural Centre depending on availability.

ACTION: Chris to book venue.

9 Co-ordination with other bodies

- 9.1 Highgate NF: Nick will look at Highgate NF's draft Plan to see what it says about the Heath, and then will touch base with them on any matters arising.

ACTION: Nick, as above.

- 9.2 Dartmouth Park Business Hub: Make:good have made contact with them.

10 Funding

- 10.1 The second round of funding for Make:good has been approved.
- 10.2 There is about £1,000 of funding left for which DPNF may apply.
- 10.3 Kay will speak with the graphic designer to whom funds have been paid, to keep in touch but not yet to incur the expenditure of the funds.

ACTION: Kay, as above.

11 Social Media

- 11.1 Kelly has updated the website.
- 11.2 Kelly and Ellen have reorganised the Dropbox. Any members of the Committee wishing to add anything to the Dropbox should send it to Kelly.

12 Camden Local Plan consultation

- 12.1 Nick reported that the meeting that he had attended had been mostly concerned with the impact of the Local Plan on the Somers Town area.

13 Update on outstanding issues

- 13.1 Dartmouth Arms: The Committee was very concerned to note that the future of the pub still seems to be in jeopardy, contrary to the clear wishes of the Community to keep the pub and to have it re-open. It was noted that Make:good have received important and positive feedback from the Community about the importance of the pub, and that this should be passed on to Camden.
- 13.2 Mansfield: A meeting was being held at the same time, 11 April 2016. Further updates are awaited.
- 13.3 HNCC: There is to be a meeting on 12 April, 7.30pm, at The Star, for local residents to discuss the proposals. There are also 2 further public consultations arranged by Camden, in Millie's Café at HNCC: 20 April 2pm-7pm and 7 May 2pm-7pm.
- 13.4 One o'clock club, playground, etc: The Corporation is continuing with the redundancy programme.
- 13.5 Mortimer Terrace Nature Reserve: The tenancy at will is being signed. The Reserve will then be able to open again on the first Sunday of each month and for school visits.
- 13.6 Swain's Lane: Valerie has been monitoring the noise levels from Gail's, as a result of which the requirements are now being complied with.

14 Future meetings

- 14.1 Next 2 Committee meetings:
 - Wednesday 4 May 2016, 7.30pm, at HLCCC
 - Thursday 26 May 2016, 7.30pm, at Highgate Road Chapel.

15 **AOB**

- 15.1 Power-up North London have applied for planning permission to install solar panels on the roof of St Anne's Church. DPNF will consider the application to see whether it has any comments to make.

- 15.2 Camden's annual public meeting to discuss transport issues in the Borough, attended by TfL, is on Thursday 30 June 2016, 7pm-9pm, in the Town Hall, Judd Street, Committee Rooms 1 & 2. Anyone wishing to attend and raise an issue for discussion should contact Tina.Pancha@Camden.gov.uk with their agenda item by Monday 13 June 2016.