

## QUEEN'S PARK COMMUNITY COUNCIL

Minutes of a meeting of the **ENVIRONMENT AND PLANNING COMMITTEE** held on  
**Wednesday 15<sup>th</sup> July 2015 at 6.30pm at 548 Harrow Road, London**

**PRESENT** Cllrs Philip Andokou, Katie Cowan, Ryan Dalton, Joe Fernandes, Gill Fitzhugh  
Julius Hogben, Emma Morgan, Eartha Pond and Emma Sweeney

Also in attendance     Mike Simpson – Director  
                                   Rute Ferreria- Publica  
                                   Astrid- Friends of Queen's Park Gardens  
                                   Ray- Friends of Queen's Park Gardens  
                                   Muff- All Stars Boxing Gym  
                                   Chris Bowen

### **APOLOGIES FOR ABSENCE**

There were none

### **DISCLOSURE OF INTERESTS**

To deal with any disclosure by Members of any dis-closable pecuniary interests and interest other than pecuniary interests, as defined under Queen's Park Community Council's Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

Cllr Hogben declared a personal interest in the Jubilee Sports Centre as one of the lead campaigners attempting to prevent its closure.

### **PUBLIC PARTICIPATION**

To receive any questions, or brief representations, from members of the public in accordance with Standing Order No. 3 e, f, g and h.

There were none

### **MINUTES**

Minutes of the Environment and Planning meeting – 27<sup>th</sup> May 2015

**N&P**                    **RESOLVED** that the that the minutes of the Environment and Planning Meeting held on 27<sup>th</sup> May 2015 be taken as read, confirmed as a correct record and signed by the Chairman.

### **NEXT MEETING DATE**

Propose that the next meeting on September 2nd be moved to the first free slot after that date

**N&P**                    **RESOLVED** that the next Committee is moved to September 9th

## **NEIGHBOURHOOD PLAN**

### Publica to provide a brief update on progress so far followed by a Q&A

Publica informed the Committee of their progress to date which included: an area survey, a detailed study of the Harrow Road and a review of local policy in a development context. Publica prepared the funding application for the Mayor's High Street Fund which led to a successful grant of £20,000. They also provided assistance for the workshops that were hosted from 548 Harrow Road. Publica will be analysing all the data from the workshops to identify priorities. They will also be meeting Tom Kimber from Westminster Council, to discuss how the Neighbourhood Plan fits in with WCC's local plan, and produce a first draft in September. Westminster Council also gave Publica money to engage with 16 retailers on the Harrow Road to better understand their situation.

Cllr Fernandes asked how much the Neighbourhood Plan had cost so far. Locality granted £7,000 to the Council for preliminary work into the Plan, £5,000 of which went to Publica. The Council was then awarded £20,000 from the High Street Fund; which was spent on regenerating 548 Harrow Road, hosting the workshops with the remainder allocated for producing a first draft of the plan.

### To discuss how the neighbourhood plan fits in with the business plan and decide on any action to take

## **BIKE HANGAR INITIATIVE**

### Chris Bowen to provide information on an initiative to turn surplus parking space into bike hangars

Resident, Chris Bowen gave a presentation about bike hangars, which are the length of a car and can store bicycles. They are erected on surplus car parking spaces, for which Queen's Park has been recognised. The Hangars can take up to six bikes which can be locked onto rails inside and are also locked on the outside. Westminster City Council (Highways) would have to agree to authorise the spaces. The Hangars cost about £2,700 each with some Councils recuperating the costs by charging residents to use the space. Westminster has suggested £50 a year.

### Committee to decide on whether they wish to take forward the initiative

**N&P**

**RESOLVED** that the Committee will conduct a bike hangar pilot project which will be led Cllr Cowan and supported by Cllr Morgan.

## **UPDATE ON QUEEN'S PARK GARDENS**

Update regarding the management of Queen's Park Gardens including meetings with BOST (Bankside Open Spaces Trust) and Westminster Parks

### **Cllr Cowan circulated the below note regarding the meeting with Westminster Parks.**

This was an initial meeting for the Director to meet with John Twedde and for us to formally let Westminster Parks know that the QPCC do want to look at entering into a type of alternative management plan for Queen's Park

Gardens initially and potentially some of our other green spaces in due course. Interestingly John had bought Mark Banks along – he hadn't been to meet with us before. I chatted quietly with John outside before the meeting while we waited for Mark and Mike to try to establish the severity of the funding situation Parks are facing at Westminster but it was hard to get specifics. As expected Westminster are very much ready and willing to talk to us more and do want this to happen.

We took a quick tour around the Gardens and it was a sunny afternoon, school children were in the playground, as was Emma Sweeney – and Amber!

John was visibly appalled at the condition of the weeds and overgrown planting in the Rose Garden and he spotted the Deadly Nightshade in the central rose flower bed by the Children's Playground. He noted that the

Gardens were not Green Flag standard – which is a significant admission. John also mooted that Continental Management could potentially be used as part of our enhanced management plans and I have invited them to the visioning workshop along with the Westminster Parks team. Interestingly a rather huge amount of dog poo that had been noted earlier in the day by one of the FQPG members had been cleared up before the visit – it happens. The large group of young adults that have been hanging out on the benches were there in force too and so it was good for them to see that activity in action.

The next stage is very much in our hands – we now need to begin to put together a formal plan to take to them by early-Autumn.

### **Cllr Cowan circulated the below note about her meeting with BOST**

This meeting had taken a while to set up (as had the meeting with Westminster City Council below) and so these two meeting reports should be seen as an addendum to the last report from meeting of 27 May 2015.

BOST run several sites across Southwark, food growing and community projects and community parks. Mary oversees the parks side of the operation. They have mixed arrangements with Southwark Council for these sites – some are joint managed and some they've taken over the leasehold and fully manage the sites. For this over 10 sites they receive £40K annually from Southwark and the rest of the running costs are met by their fundraising

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activities which draw on a wide variety of sources including National Lottery Funding and Metropolitan Garden Association and also some Trusts – I was glad to note that we're already aware of most of the funding sources that Mary helpfully supplied. BOST have been going for 10 years and employ 5 full-time staff and 3 part-time staff. They also have the most amazing locally-based carpenter who creates a lot of the bespoke wood frameworks in their gardens.

What is particularly impressive about BOST is the quality of the structural elements they've used to enhance their spaces – particularly in terms of being creative with height – and the diversity of the spaces they run. Each one really has a very individual character and look. They have strong volunteer force and run a variety of gardening groups on weekdays and at weekends. They also make sure to incentivize local unemployed, elderly and homeless members of the community by linking up with organisations such as Sainsburys and offer lunch vouchers for sessions etc. They have over the years established a strong relationship with Southwark and are now a trusted partner so are permitted a fairly-flexible reign with what goes into gardens structurally and planting wise – which is all done in full consultation with the Council. They have a Board of Trustees and Mary was keen to emphasise the importance of Legal and Architectural expertise and experience in particular from this side of things. They also have formal resident-based Steering Group that meets 4 times a year (approx. 8 residents). They also have strong links with other local charities, schools, housing associations and other local bodies.

I went along to the opening of one of their newest sites Crossbones – which has recently been developed on a TFL site – a further conversation there with one of the trustees, Tim Wood, was very interesting as he wholeheartedly recommended that we consider the lease option (this isn't what I'd encountered previously – see last report). BOST have been experience new issues with Southwark wanting to take sites back given the quantity of CIL money they now have in the area and he recommended that this is something that we need to think about very seriously.

#### Consider proposals to improve the dog run area of the gardens

Cllr Cowan informed the Committee that a small information point and dog poo bag dispensers have been suggested for the area.

**N&P**

**RESOLVED** that the cost of looking into setting up a information point and dog poo bag dispensers will be investigated

#### Review initial feedback from Gardens and Open Spaces Workshop

It was reported that the Open Spaces Workshop at 548 Harrow Road was well attended

#### Consider which organisations the Council should work with in the next stages of the management plan

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**N&P**

**RESOLVED** that the Committee works with the Hammersmith Gardens Residents Association and London Parks and Green Spaces Forum to develop the next stages of the Park management plan.

To consider drafting a business plan for the management of the gardens

This is the next stage for the Working Party.

### **RESTRICTED SPEED LIMITS**

Consider a plan to investigate introducing restricted speed limits and play street scheme in the Queen's Park Ward

This issue was raised a lot at the workshops and is likely to feature in the Neighbourhood Plan. Cllr Cowan will continue investigating

### **COMMUNITY ASSET LIST**

Update from Chair on the Council's Community Asset List

The Director and Chair have both tried to continuously to contact Peter Large at Westminster Council to confirm receipt of the list. Eventually he responded to say that he had received it and that he would send it to the Chair. However, this has not happened. The Chair contacted his superior, Charlie Parker and Westminster Cllr Patricia McAllister has also written to Peter Large asking that he sends it to the Council.

### **NEIGHBOURHOOD SHOP**

Report from Chair on the Council's shop at 548

The shop was overall a great success and the resulting information will be instrumental in producing the first draft of the Neighbourhood Plan.

To consider the future use of 548 Harrow Road

The Chair advised the Committee that Westminster Council had offered to pay for the lease on the shop for 3 years, as well as fund some repairs, and that the Community Council can decide what happens. curate

The Committee agreed that it was a fantastic opportunity but concerns were raised that the Council did not have the staff to manage the shop. However, it could be rented out.

**N&P**

**RESOLVED** that the Council should accept the offer from Westminster and form a Working Group to discuss what the Council could do with the shop. The Working Group will consist of Gill Fitzhugh, Ryan Dalton, Joe Fernandes and Emma Morgan.

To approve the finances relating to Neighbourhood Plan

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**N&P** **RESOLVED** that the Committee pays Publica £8,800 out of their allocated £30,000 to complete the first draft of the Neighbourhood Plan. (Cllr Fernandes objected to this motion)

#### **JUBILEE SPORTS CENTRE**

To discuss alternative proposal to the 'Save the Jubilee' campaign and how this may fit into the Neighbourhood plan

**N&P** **RESOLVED** that the Committee writes to Charlie Parker, Chief Executive of Westminster City Council, requesting a meeting to discuss an alternative vision/plan to save the Jubilee Sports Centre.

To discuss any action the Committee should take

**N&P** **RESOLVED** that Cllrs Fitzhugh, Hogben and Pond work more closely with Save the Jubilee campaign.

#### **HARRINGTON COURT ALLOTMENTS**

To discuss and make any decisions regarding the management of Harrington Court Allotments

The Friends of Queen's Park Gardens are unable to continue the management on the allotments. They are happy to continue to manage the allotments over the summer until another alternative is found. It was also suggested that the management of the waiting lists should be managed by the Council.

**N&P** **RESOLVED** that Council finds an alternative plan to manage the allotments and that the management of the waiting lists is transferred to the Council.

#### **PLANNING APPLICATIONS**

To consider having a paper written to assist the Council with their planning consultation

To consider the below planning applications

**N&P** **RESOLVED** that the Council has no objection to application 15/04181/FULL  
**RESOLVED** that the Council has no objection to application 15/03937/FULL  
**RESOLVED** that the Council has no objection to application 15/04318/FULL  
**RESOLVED** that the Council has no objection to application 15/04453/LBC  
**RESOLVED** that the Council objects to application 15/00866/FULL due to insufficient details  
**RESOLVED** that the Council objects to application 15/05031/CLEUD due to insufficient details  
**RESOLVED** that the Council has no objection to application 15/05183/FULL  
**RESOLVED** that the Council has no objection to application 15/05441/CLEUD  
**RESOLVED** that the Council objects to erection of dormer windows in application 15/05454/FULL  
**RESOLVED** that the Council has no objection to application 15/05583/FULL

