

## QUEEN'S PARK COMMUNITY COUNCIL

Minutes of a meeting of the **NEIGHBOURHOOD PLANNING COMMITTEE** held on **Wednesday 6<sup>th</sup> May at 6.30pm** at **Office 1, Beethoven Centre, Third Avenue, London W10 4JL**

**PRESENT** Cllrs Philip Andokou, Katie Cowan, Ryan Dalton, Joe Fernandes, Gill Fitzhugh (Chairman), Julius Hogben and Eartha Pond

### **APOLOGIES FOR ABSENCE**

Cllr Musa Ahmed

Also in attendance: Mike Simpson – Director  
5 members of the public

### **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.

There were none

### **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 Neighbourhood Planning meeting – 1<sup>st</sup> April 2015

**NP.204** **RESOLVED** that the minutes of the Neighbourhood Planning Meeting held on 1<sup>st</sup> April 2015 be taken as read, confirmed as a correct record and signed by the Chairman.

### **GUEST SPEAKER**

Michael Chatten from Westminster City Council will be discussing Westminster's planning policy and answering any questions

Concerns were raised that there was no clear guidance on what is considered a permitted development right and that the guidance keeps changing. There was also confusion about why certain applications had been refused even though the work would have been hidden and would not affect the conservation area. There was also concern that some residents had not been adhering to the guidance and had been carrying out work without permission.

Michael Chatten advised that Westminster Council has a dedicated page for residents who believe that there has been a breach of planning control where they can contact the planning enforcement team who will assign an officer.

WCC conduct a photographic survey of Queen's Park as it is a conservation area to check what changes have been made. The survey used to be annual but is more sporadic following cuts with the last survey happening two years ago.

Michael advised that every application that is made will affect neighbours in a certain way if it is approved. A lot of applications in Queen's Park are for rear extensions which will have an effect on light. It is, therefore, a judgement call on what effect it will have on the neighbour and there is no 'one size fits all' guidance when it comes to making such decisions. The fronts of houses are in the conservation area but the rear parts are not so there tends to be less protection from development. Michael suggested that it might be an idea for QPCC to create their own planning guidance in consultation with local residents as the Council has a key role to play in the planning process.

In answer to a number of pre-written questions, Michael informed the Council that a development without planning permission becomes lawful after 4 years except in the case of a listed building, which never becomes legal. In regard to changes of use, it is 10 years before an illegal change becomes lawful except when the change is from commercial to residential, which is 4 years. Houses on Canal Terrace were raised as it had been suggested that they are being used for residential purposes. Infill extensions do require planning permission but if you extend a further 3 metres then it does not require planning permission. However, the two cannot be joined together as the 3 metre extension would have to be connected to original closet wing.

Michael explained that Dormer windows have had such a bad effect on the roofscape of Queen's Park that WCC feel they cannot approve any further applications for them. Michael advised that WCC is concerned about thermal insulation being added to properties due to its appearance. WCC allowed flats on Ashmore Road to have the insulation as it was consistent but they would not allow sporadic individual houses to have such insulation.

The boxing club on Harrow Road is taking the owner to court due to the state of the building. WCC sold the club to a private individual over 10 years ago who did not maintain it appropriately. WCC served enforcement notices on the owner to repair the building but it was done satisfactorily. Therefore, WCC served another notice for him to undo the work he had done.

## **HIGH STREET FUND**

### Report on High Street Fund from Chairman

The Chair advised that she had investigated shops in the area that could be used for the workshops that the Council is required to carry out as part of its funding from the High Street Fund. There is a shop on the corner of First Avenue which the owner is happy for the Council to use for 3 months and would be suitable for the workshops. However, the Council would have to spend money on a new shop front which would cost about £1,300. The owner also said that he would like the Council to use the pet shop on the Harrow Road. The Chair is in the process of writing a proposal which includes having

the workshops on First Avenue and some other event at the pet shop. Cllrs were unsure who the owner was and raised some concerns. The Chair said that she would investigate further. The Chair informed the Committee that WCC would like to conduct a shopping survey for Queen's Park and for the Council to pay £2,500 towards it. Cllrs were in agreement that this was something the Committee should fund

To discuss a Community Shop at the Old Prince of Wales pub on the Harrow Road and how this might fit in with regeneration plans

The Director informed the Committee that the Community Shop was considering looking at the possibility of opening a shop at the Old Prince of Wales pub. The community shop would offer fresh food at discount prices for people receiving benefits as well as conditional advice and support for getting back into work.

**NP.205** **RESOLVED** that the Council would support a Community Shop at the Old Prince of Wales pub and would be happy to work with the owners

**COMMONPLACE**

Update on decision by Communications and Events Committee on adopting CommonPlace as part of their communications strategy

The Director advised that the Communications Committee had rejected using CommonPlace due to the cost and marketing the Council would have to do to get people use it. The Council already has a number of ways to engage with the public and they would like to engage more with people who are offline.

**NP.206** **RESOLVED** that the Committee agreed with the Communications Committee that the Council should not adopt CommonPlace as part of their communications strategy.

**PLANNING APPLICATIONS**

**NP.207** **RESOLVED** that the Council objects to the application 15/02989/CLEUD for 616 Harrow Road because it appears that neighbours had not been properly consulted. Therefore, there maybe issues regarding the impact of the development on neighbouring residents' living conditions.

There were no votes for applications 15/02182/FULL, 15/02942/FULL and 15/02727/FULL as the Committee did not feel they knew enough about the applications to make a decision. There was no vote on 15/00830/COGADF as it is a construction management plan for the Jubilee Sports Centre and the Council would require expert advice on the various elements of the plan.

Meeting ended at 8.15pm

