



## Kentish Town Neighbourhood Forum

### MINUTES – ANNUAL GENERAL MEETING

**Date:** 28<sup>th</sup> January 2016 (7.15pm)  
**Location:** Kentish Town Community Centre, 17 Busby Place, London NW5 2SP  
**Present:** Caroline Hill, Celia Goreham, David Jockelson, Henry Herzberg, Hilary Barnes, Ian Grant, Lindsey Purchall, Liz Sheridan, Patrick Bankhead, Paul Seviour, Robert Livock, Roger Winfield  
**Apologies:** Wendy Munro  
**Absent:** Derek Jarman

Item	Description	Action
	<u>Note: There were 57 attendees to the AGM</u>	
<b>1</b>	<b>Welcome and introduction (Caroline Hill, Chair)</b>	
1.1	CH welcomed everyone to KTNF's 5 <sup>th</sup> AGM, and thanked the staff at Kentish Town Community Centre for their help in arranging the meeting.	
1.2	<p>CH gave a summary of KTNF activities over the last year, in particular the various stages of consultation. She thanked the Committee for their hard work, also external advisors Adam Brown &amp; Vincent Goodstadt, as well as Locality &amp; Groundwork for the grants they have provided. Key activities are noted below:</p> <ul style="list-style-type: none"><li>• Pre-consultation, 16<sup>th</sup> Mar. – 27<sup>th</sup> Apr. 2015: leaflet drop to all residents with draft plans online and hard copies in public places, 96 responses including 7 from Statutory Bodies.</li><li>• Re-drafting: updating of draft plan taking account of pre-consultation feedback.</li><li>• Submission Plan, Consultation Statement, Basic Conditions Statement, Strategic Environment Assessment: documents prepared and sent to Camden for internal consultation 3<sup>rd</sup> Dec. 2015 – 29<sup>th</sup> Jan. 2016.</li><li>• Examiner: KTNF Committee &amp; Camden have chosen an examiner who is now reviewing all info to make a recommendation for next stage (approve no changes / approve moderate changes / request public hearing / turn down).</li></ul>	
<b>2</b>	<b>Financial Report (Paul Seviour, Treasurer)</b>	
2.1	PS outlined the financial position of KTNF with reference to the summary as appended to these minutes.	
2.1	<b>Q &amp; A</b>	
	No questions asked	
<b>3A</b>	<b>Thanks (Caroline Hill)</b>	
	CH noted that Patrick Bankhead would be stepping down as Secretary after 2 years, as he will soon be leaving the area. She wished to record her own thanks and also those on behalf of the Committee.	

<b>3</b>	<b>Election of new Committee (Patrick Bankhead, Secretary)</b>	
3.1	<p>Re-election of the current Committee en-bloc:</p> <ul style="list-style-type: none"> <li>Proposed: David Goreham</li> <li>Seconded: George Appleby</li> <li>No objections or abstentions</li> </ul> <p>George Appleby also wished to record his thanks to the Committee for the work they had carried out over the past year.</p>	
3.1	<p>New Committee members:</p> <p>PB requested for volunteers to join the Committee, with up to three places to be filled over the next period. James Lowery put his name forward:</p> <ul style="list-style-type: none"> <li>Proposed: Paul Seviour</li> <li>Seconded: Celia Goreham</li> <li>No objections or abstentions</li> </ul> <p>Subsequent to the meeting, Fabrizio Lepore also volunteered to join the Committee. Both James &amp; Fabrizio will attend the next Committee meeting, on Thursday 11<sup>th</sup> February. A vote will be conducted as to whether Fabrizio should be co-opted onto the committee.</p>	
<b>4</b>	<b>Changes to The Plan (Caroline Hill)</b>	
4.1	CH outlined the significant changes to the Plan that had occurred over the past year, to be explained in detail by the subsequent speakers.	
i)	<p><b>The View of Parliament Hill</b> Policy D1 (Patrick Bankhead)</p> <p>PB explained the strong support for this policy via the public consultation process, and the basis of the 5 degrees protected 'cone of vision', either side of a sightline from near station canopy to the crest of Parliament Hill. PB added that the purpose of the peripheral 2.5 degrees zone (each side), was not to overly restrict development, but to ensure that whatever might occupy this zone was of sufficient quality to 'frame' the core view.</p>	
ii)	<p><b>Kentish Town Square</b> Spatial Policy SP1, Phase 1; and Project, Phase 2 (Alice Brown)</p> <p>AB explained the rationale for the two phases of square, which seek to overcome perceived issues of this important space, seen by many as the 'heart' of Kentish Town. These issues include heavy traffic, lack of pavement space, and air pollution.</p> <p>Phase 1: Improve public realm with wider pavement and carefully designed crossing points. Improved access to station with potential connections at Frideswide Place and Leighton Road.</p> <p>Phase 2: Extend bridge area across railway on both sides, to create a considerably expanded and improved public realm</p>	

iii)	<p><b>Kentish Town Potential Development Area</b>          KPDA, Policies SP2 &amp; SP2a, Regis Road site, Murphy site, &amp; Highgate Road section (Henry Herzberg)</p> <p>HH explained the potential that KTNF had identified for both sites should they come forward for development in the future. Retention of facilities and employment numbers on site is paramount, as well as provision of car free housing providing Camden's preferred mix of 50% affordable. HH noted that preliminary work on land assembly was being undertaken by the developers Lend Lease, for the Regis Road site, and that KTNF Committee Members had been shown initial master-plan proposals. Whilst Murphy had no plans to relocate aspects of their operation for the foreseeable future, it was felt viable to keep a 'what if' policy for the site, to cover all possible eventualities during the 15 year period of the Plan.</p>	
4.2	<b>Q &amp; A</b>	
Q1	<p>Q – The questioner agreed with the importance of the view policy, however felt that it should not be restricted to a specific view from a fixed point, and should cover a wider range of viewpoints and sightlines, a 'panorama'.</p> <p>A – Whilst the point was acknowledged, it had been felt that too broad a protected zone would be overly restrictive to development of the Murphy site, and consequently the benefits that could be delivered in term of social housing etc. It was pointed out that without the KTNF the View would not be protected at all.</p>	
Q2	<p>Q – The questioner strongly encouraged KTNF's advocacy of affordable housing, and wondered if stronger wording could be included to increase the prescribed % above 50%.</p> <p>A – The Neighborhood Plan must follow the requirements of the Local Plan in this respect.</p>	
Q3	<p>Q – The questioner supported the policy to create mixed-use development of the industrial lands, but questioned how consequent necessary provision of school places and healthcare could be enforced.</p> <p>A – This is down to Camden as part of the statutory terms of any approvals that may be granted in future, via Section 106 agreements or CIL. It was pointed out that the Plan says that educational and healthcare facilities will be provided if there is not sufficient provision elsewhere in Kentish Town, and once the demography of the new residential population is known.</p>	
Q4	<p>Q – The questioner asked for the Plan would enforce itself over time.</p> <p>A – Once enshrined in statute the Plan will be fully enforceable as guidance for developments that may come forward. This will be managed primarily by Camden, but KTNF will have a role ongoing as statutory consultee.</p>	
Q5	<p>Q – The questioner was concerned that the Plan did not adequately support the Conservation Areas.</p> <p>A – The Plan supports Conservation Areas in its introduction, and as these are also adequately protected in the Camden Plan no further provision is needed.</p>	
Q6	<p>Q – The questioner wondered about the possibility of building over the mainline railway.</p> <p>A – There is a "what if" policy (D2) in the Plan. At the present time rafting</p>	

	over the railway lands is not viable, but as land values rise it may become viable in the lifetime of the Plan. The policy has been included to provide some guidance for developers	
Q7	Q – The questioner asked about timings for initial Regis Road development, and that Lend Lease had advised him 2-3 years. A – KTNF conversation with Lend Lease had not been specific about dates, but 2020 seemed earliest feasible.	
Q8	Q – The questioner asked if the Lend Lease proposals would retain the recycling centre. A – Yes this would have to be maintained / re-provided in any new development.	
Q9	Q – The questioner asked about provision of parking on the Industrial Lands sites. A – In line with Camden policy any major developments would be car-free, other than provision for disabled and business users.	
Q10	Q – The questioner asked about Kentish Town Square, and noted that the nature of traffic in this area was intrinsically at odds with the objectives of the policy. A – The existing flow of traffic could be better accommodated via improved design.	
<b>5</b>	<b>CIL - Community Infrastructure Levy (Paul Seviour)</b>	
5.1	PS gave an overview of the CIL policy and how this has largely over-taking Section 106 Agreements as the principal method of taxing development for public benefit. Large-scale development such as the Industrial Lands could yield significant funding for pre-agreed needs in the immediate area, with priorities identified in the Plan.	
<b>6</b>	<b>The Referendum (Caroline Hill)</b>	
6.1	CH outlined the process through to the Referendum, following a meeting with Camden on 22 <sup>nd</sup> January. Key points are noted below: <ul style="list-style-type: none"> <li>Proposed Referendum date 9<sup>th</sup> June is tight but still possible.</li> <li>Run up to election will start on 4<sup>th</sup> May.</li> <li>Everyone on Electoral Register within KTNF area is entitled to vote.</li> <li>Important everyone registers to vote, either in person or by postal vote.</li> <li>Camden will send out Polling Cards around 10<sup>th</sup> May.</li> <li>West Hampstead had a 14% turnout, of whom 93% voted yes to the Plan.</li> <li>For the Plan to be 'made' it needs to have a 50% yes vote.</li> <li>KTNF hope for a more resounding yes vote.</li> <li>Four polling stations will be open from 7am – 10pm.</li> <li>If the Referendum is successful, Camden will formally adopt the Plan and it will become part of Camden's planning strategy. KTNF will become a statutory consultee on planning matters within the KTNF Area.</li> <li>Referendum volunteers are needed to support the committee</li> </ul>	

	members in publicity ahead of the Referendum.	
	<p>CH outlined activities that could be undertaken by the Referendum volunteers and coordinated by the Referendum Working Party. Further suggestions are welcomed:</p> <ul style="list-style-type: none"> <li>• A launch party four weeks before the Referendum, and Press invited.</li> <li>• During the five weeks before the Referendum we could hold events every weekend, e.g. a table in the high street on Saturday afternoon and joining in with any other event that is going on. There will be many people who have never heard of KTNF, despite all our publicity, so we need to meet the community and spread the word.</li> <li>• For the last couple of weeks we could stand outside the stations in the evenings and outside supermarkets. We would have stickers and business cards, leaflets and balloons.</li> <li>• We have already obtained the funding to print and distribute flyers to every household in the KTNF Area. And we have funding to print posters for shops and residents' windows. We will send letters to local papers to be printed the week before.</li> <li>• Camden will advertise the Referendum in the Camden New Journal and in the Camden Magazine and on its website.</li> <li>• On Referendum day we need people to stand outside polling stations (there is a 50 metre rule).</li> </ul>	
	<b>Q &amp; A / Notes</b>	
Q1	<p>Q – The questioner asked what is the minimum turnout requirement.</p> <p>A – 3, with 2 voting 'yes', but significantly more would be preferable to give the Plan a real mandate.</p>	
Q2	<p>Q – Is there an option to hold the Referendum on the same day as Mayoral Election or EU Referendum.</p> <p>A – Camden say no to this.</p>	
Q3	<p>Q – Is there a way to make the Plan more accessible / concise for potential voters.</p> <p>A – Business cards and leaflets with key points would be distributed.</p>	
	Councilor Jenny Headlam-Wells noted that councilors generally were encouraging people to register for the referendum.	
	Councilor Meric Apak noted that referendum literature could be sent out with voting cards, and that door knocking was extremely effective in getting the message across.	
	Note – Word of mouth important to 'pass the message on'. All present should do what they can!	
	Note – A brief summary in digital format would be good idea.	
	Note – Can people who are on other local groups use their 'e-lists' to publicize the Referendum.	
	Note – Suggestion to use pressure-washing technique to create Referendum publicity message.	



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	Note – Suggestion to contact Kentishtowner for Referendum publicity.	
	Note – Suggestion to put leaflets in coffee shops for Referendum publicity.	
	Note – Suggestion to display positive quoted from people about the Plan.	
	Note – Suggestion to use Blustons window for Referendum publicity.	
	<b>Date of Next Meeting</b>	
	Committee Meeting: Thursday 11 <sup>th</sup> February, 7.00pm, Pineapple (upstairs room).	

Patrick Bankhead, Secretary  
07.02.2016