



QUEEN'S CRESCENT NEIGHBOURHOOD FORUM
MEETING 15.03.23, 7.00pm, at QCCA
MINUTES (DRAFT)

Attendees:

Isabel Molina (chair), Cllr. Jenny Mulholland, Foyezur Miah (QCCA), Val Stevenson, Daniel Fleet, Patricia Langton, Lindy Stacy, Kate Hardie, Julietta Cochrane, Alice Brown, Charlie Forman, Tom Young.

1 REGISTRATION OF THE FORUM

QCNF have been in contact with the planners about registering the Forum, and there are two outstanding matters:

THE CONSTITUTION

The revised constitution was agreed by those present, on the basis of the following change to item 4b) 2nd paragraph, OBJECTIVES, which now reads as follows:

*Defending the interests of the current residents of the neighbourhood against housing and community ~~degeneration~~ **decline and deterioration**, ensuring the neighbourhood remains an affordable, dignified and welcoming environment for the people and families living in the area.*

It was noted that a key objective of the forum is widespread engagement and development of a neighbourhood plan to make sense of all the development going on or very close to our area.

INVOLVEMENT OF GROUPS

The planners would like more clarity regarding the involvement of community groups in the forum. Since the previous meeting QCNF have been contacting groups from CINDE prepared by CF and are about half the way through. There are many old contacts that no longer work.

FM confirmed that QCCA would like to be a member group, and he would be one of the representatives. QCCA can help the forum with outreach.

It was agreed that more outreach at this point will be critical to the success of the forum.

MEMBERSHIP

Membership of local councillors:

Further to the meeting: JM clarified that she would like to be a member of the forum, but that she could not confirm on behalf of her fellow councillors.

Membership of individuals:

Anyone who lives in the area who signs up to be on the mailing list is automatically a member.

FUNDING

Once the forum has been registered and a management committee has been elected, the forum will be able to apply for grants.

Agreed actions:

Continue making contact via the CINDEX list (update if possible).	AB
Look into Voluntary Action Camden contact lists	PL, CF
Ask Tenant Participation (LBC) to help contact TRAs without contact details	JM
Consider design of new leaflet (funds required)	QCNF

2 ACTIONS FROM PREVIOUS MEETING

Item 2: West Kentish Town redevelopment

QCNF has submitted a response to the EIA Scoping planning application for the West Kentish Town Estate redevelopment.

Item 3: Better West Kentish Town campaign group

It had been confirmed at the December meeting that QCNF would be part of the coalition.

This was reconfirmed at the current meeting, with Cllr. JM abstaining.

JC noted that BWKT was not acting against the council, but campaigning for a better outcome for everyone.

Item 6: Outreach

DF has started the website. Anyone who wants to help with this to contact DF.

3 PROPOSED DEVELOPMENTS AFFECTING THE FORUM AREA

The Murphy Site:

The developer, Folgate Estates (Murphy's development arm), is expected to resubmit the planning application shortly. It is not expected to differ much from the previous development. The Forum previously made representation regarding the proposals, which impacted on residents of Oak Village, including Meru Close and Hemmingway Close.

TY noted that the site was inappropriate for the proposed uses as it was extremely restricted in shape and access. He thought that light industrial remains the best use.

West Kentish Town Estate redevelopment

There are many concerns about the application not least because the scheme is for 100 more additional flats than is recommended by Camden's own Site Allocations Local Plan (ie. 582 extra flats instead of the 484 flats). It is not known when a planning application will be submitted.

TY said that the Council should be preparing options for 'off-ramping' from the current over-development assuming that a Labour government comes to power within a few years.

Agreed actions:

Arrange a meeting to discuss the scheme with Camden's planners.	QCNF
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Regis Road Industrial Area

LBC are in discussing the redevelopment of the Regis Road site with a developer, the identity of which is unknown. They have reached a private agreement to sell the Holmes Road depot and the Regis Road recycling centre to the developer. TY noted that there is a lack of transparency regarding the process and the objectives.

It was agreed by those present that QCNF should be party to the discussions with planners about the Kentish Town Framework, which requires clarification. Although the Regis Road site is not in the forum area, it is immediately adjacent to it. The provision of 1000 new homes on this site would affect the forum area.

Agreed actions:

Make contact with planners about Regis Road development.

QCNF

General comments on development coming forward

Concern was raised about the apparent lack of accountability of the Council in imposing development without consent. This needs further consideration about how to address this as a forum.

4 DECLINE OF THE MARKET

Discussion about issues affecting the market included:

- To what extent had pedestrian affected the market?
- Current building work is badly co-ordinated and hazardous
- Lack of information about the implementation of the council's scheme
- Lack of footfall is a crucial issue which needs addressing
- Lack of confidence in the council officers who are responsible for running the market

Air pollution in side streets resulting from the pedestrianisation of Queen's Crescent was noted as a particular concern.

Agreed actions:

TY to forward previous community recommendations

TY

Set up working group to:

Make contact with market traders and shop keepers

Draw up proposals for improvement/ alternatives

QCNF/ TBC

5 ZERO CARBON/ CLIMATE RESILIENCE

AB proposed setting up a sub-group to look at local action for reducing carbon emissions and increasing resilience in the face of climate change. This activity is part of some neighbourhood forums. An example is the community-led retrofit at Balsall Heath, whose ambition is for ALL the homes in Balsall Heath to be properly insulated and installed with solar panels etc.

It was noted that energy saving should be focused on all residents. Some people were concerned that this was not a priority. AB to put together a proposal, eg. for notifying people of funding available for retrofit.

AB

DF suggested that this could include informing people about the risk of flooding in Gospel Oak.

6 CIL MONEY

This is a levy that developers pay to improve infrastructure in the area affected by their development. 25% is allocated by councillors in their wards. Neighbourhood forums often contribute ideas for how the money is spent.

JM confirmed that in Gospel Oak the available sum is around £23,000. Projects put forward for consideration include:

- Youth projects, including sport

- Greening projects
- Recycling facilities (exact details not known at present but would be interesting to hear about).

It is not known what the funding priorities are thought to be by councillors in Haverstock. PL said that the Friends of Talacre had been promised funding for upgrading the children's playground over the past 5 years and that this is still awaited.

JC suggested that benches were needed in the area, as there is nowhere for people to sit down and this disadvantages people. JM suggested that this could be combined with greening projects, but noted that it needed careful consideration to avoid anti-social behaviour.

7 NEXT MEETING

14.06.23

The meeting was brought to a close.