

Harlesden Neighbourhood Forum

Trustee meeting minutes

Date and time of the meeting	Tuesday 31 st August 2021– 6.00-7.00 pm
Location	Zoom
Attending	Ilaria Esposito (IE), Colin George (CG), Sandra White (SW), Margaret Cox (MC), Committee Members (CM)
Guests	
Apologies	Madeleine Jennings (MJ) Paul Anders (PA)
Absent	Nouh Abukar(NA)

Agenda item	Discussion (Key discussion and agreed points)	Actions
1.	<p>Welcome / Introduction.</p> <ul style="list-style-type: none"> • SW welcomed the committee. • MJ sent her apologies • CM approves 27th July 2021 minutes • Conflict of interest register check: none disclosed. • 	<p>SW will send 30th June meeting minutes asap</p>
2.	<p>Harlesden Heritage Action Zone</p> <ul style="list-style-type: none"> • SW introduced a discussion on the funding to be received under HAZ cultural consortium. • SW reminded the CM that the Forum is part of the cultural consortium. The consortium has appointed a creative coordinator who will lead the cultural programme happening on the high street. Historic England has funded Brent Council, and YBF leads the consortium of organisations. The Chair of the HAZ is Errol Donald. The role of the Forum is to support the research around culture and heritage and involve members and volunteers to reach out to residents and understand what they would like to see in Harlesden town centre as a cultural and gift programme. • CM agree that the partnership agreement is a bit confusing. SW will ask for explanations around the contract during the next HAZ meeting. MC asked about the work to do and if we needed to design the survey. SW reassures CM that the study has been created already. • CG said it would be essential to identify what is Harlesden in terms boundaries. SW agrees with Colin to report at the HAZ meeting on how they identify Harlesden apart from the High Street. However, HAZ is a particular area reported on the Historic England website. • CM agree to take part in the partnership agreement. 	<p>SW, IE to ask for clarifications on the long and wordy partnership agreement SW, IE to report about the more comprehensive Harlesden area conversation during next HAZ meeting</p>

3.	<p>Picture Palace update</p> <ul style="list-style-type: none"> • SW informed CM that the Council has withdrawn the tender process and will use a consortium approach to use Picture Palace. The Forum was invited to be part of the consortium. • SW invited the CM to discuss and decide the Forum role. SW commented that we cannot run the building but can facilitate the access of different community groups and intervene in the planning aspects. • CG spoke about Manor Park new development, Salvation Army building and Picture Palace, which would need to be looked at together from the planning perspective. There is limited space between the picture palace and Salvation Army that access the Manor Park development. This might create additional traffic at the junction. • CM is happy to be part of the consortium. 	<p>SW and CG will exchange info concerning the planning perspective of Picture Palace and the Manor Park development area.</p>
4.	<p>Project Horizons</p> <ul style="list-style-type: none"> • Project Horizons - based out of Harlesden Police Station, is a multi-agency project looking into local problems within the NW10 area, which includes diversion & regeneration. The aim is to alleviate some of the high violence/high crime that occurs locally. • SW updated the board about her second meeting with (Met Police) to identify the areas in Harlesden where regeneration is required: • During the meeting with MetPolice and YWAM conversation focused on pocket parks lacking functionality. This is turning them into poo parks and havens for local drinkers and users. Making parks more functional may change who they attract and the activities that take place in the park. • Bramshill, Tubbs Rd Pocket Park, Furness Pocket Park, and the strip of land outside of Tesco were the areas identified by CM in the previous meeting. • Due to the funding for Horizon's project lasting only a year, we would use the funding and project on Bramshill as a pilot to leverage further funding (via NCIL or London Marathon) to replicate the successful scheme from Bramshill in the other areas. The ideas that stood out the most and appeared most concrete were based on creating the park's functionality and increasing footfall. The aim is to attract families and local community groups by introducing a few key ideas: <ol style="list-style-type: none"> 1. general spruce up and clean up 2. Introduce a public gym 3. Update, repair, or purchase new children's new play equipment and redesign 4. Set up and run several pop-up activities throughout the year to attract young and older residents. E.g. a pop-up market that sells residents' food or products encourages entrepreneurship, including young people (many residents grow their own fruit and veg, for example). <ul style="list-style-type: none"> • Concerning the plot of land alongside Tesco's and Met Police is on board. However, we still need to identify what we think can be done there • During the meeting, BT phones – Manor Park were discussed • CG and MC give their opinion on the telephone boxes that are continuously misused and hope MET Police can convince BT to remove the sap. CG reported that Crisis has offered to pay for the removal of BT telephone box near Challenge house 	<p>SW, MC to meet with MetPolice officer – Project Horizons and YWAM again MC to contact artist for sculptures</p>

5.	<p>Harlesden Wayfinding</p> <ul style="list-style-type: none"> • 2nd edition celebration date is set for 16th September 2021 at 5 pm at Bramshill open space. • IE informed the Committee that the invitations were ready • IE asked CM if other people should be invited to the celebration apart from participants and Judges. • CG explained the format of the previous celebration and gave his availability • SW will be on a work mission and cannot attend. 	<p>IE to buy certificates and prizes and organise invitations, refreshments, and Forum bags with paint and brushes. CG prepares a list of names to invite and will send it to IE</p>
6.	<p>Regeneration proposals</p> <ul style="list-style-type: none"> • MC reported her conversation with a resident that wants to work around improvements to the Wendover Road car park. Place some bins along the front border of the Car Park, near the tree where people congregate and drop rubbish. Veolia already collects garbage from here, so having containers would help all. <p>Phase 1: Place multilingual "anti-litter" and "anti-feeding the birds" signage along the front border and other car park areas.</p> <p>Phase 2: Installation of CCTV system to prevent loitering, anti-social behaviour and drug dealing. Placing plants and flowers in the car park</p> <p>Phase 3: Commission a community-based mural along the back wall of the car park. The placement of (posters or projections) community based and health information on the flank wall of 6 Wendover Rd.</p> <ul style="list-style-type: none"> • Tubbs pocket park use and Survey • MC reported about her meeting with a resident doing some work around Tubbs pocket park. Residents have different ideas: Some want to get rid of the flowers and grow vegetables. Some want a space for children to play or a gym. MC went to Tubbs pocket park meeting with Brent Council and residents and suggested delivering a survey to collect ideas and look for funding. • CG reminded CM that in the past, it was the junction residents associations looking after the park. Still, it seems not to be there anymore. • SW suggests focusing on what can be done now: survey the actual residents, include Mili Patel, gather the community of support to apply for NCIL. 	<p>MC to involve IE in the next meeting concerning Tubbs and include Sam from park management - Brent Council. Discuss follow up with Councillor Mili Patel IE to draft content of the questionnaire</p> <p>MC to organise a meeting with IE and the resident for Wendover Road car park</p>
7.	<p>Planning updates</p> <ul style="list-style-type: none"> • CG reported on recent planning applications (see annexe) • SW asked if planning reports could be disseminated to the broader audience via our comms channel. • CG suggested a blog every month and newsletter. 	<p>CG to circulate planning report for the blog and the minutes. IE to include planning updates every month in the newsletter.</p>
8.	<p>AOB</p> <ul style="list-style-type: none"> • CG reminded CM that on 19th September 2021, there would be a community event at Furness pocket park • IE has promoted it through various channel • Include a point on COP 26 for the next meeting. 	<p>SW and IE will be at the Furness event. CG to organise table and leaflet</p>

9.	Date and venue of the following committee meetings <ul style="list-style-type: none"> The next meeting will be on 28th September 2021 at 6 pm 	IE to send agenda and minutes to CM
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**(ANNEX)
HNF PLANNING REPORT. AUGUST 2021**

Report prepared for HNF committee. Not for general circulation in this format.

ARTICLE 4 DIRECTION – consultation

<https://www.brent.gov.uk/article4s>

London Borough of Brent is seeking to remove permitted development rights to a wide range of properties in areas within Strategic Industrial Locations (SIL), Local Plan Site Allocations and Brent Town Centres. As there is no Brent SIL or Site allocations in the HNF area, we need to consider only Town Centres.

The Article 4 Direction ensures that change of use to both ground floor retail or upper floor office space will require consent from LBB. In both cases, changes, generally to housing, will adversely affect the viability of the surrounding High Street. HNF policy is against these changes.

In allowing developers to switch from retail to residential more efficiently, the Government believes this will revitalise High Streets. Local authorities across the UK are using Article 4 directions to counteract this policy. However, in this arms race, the Government will likely return with legislation to nullify resistance.

It is worth noting that the Government believes that the present planning system is holding back the provision of new residential development. This is not the case within the HNF area where some 300 homes have been consented since 2017 and not yet built. Furthermore, research by the University of Liverpool shows that developments made under permitted development are generally of inferior quality to those which have planning permission from the LPA.

Action: Respond to LBB's consultation by supporting the introduction of an Article 4 Directive for Primary and Secondary frontages in High Streets. Deadline 15th September.

WILLIAM HILL, 51-55 WILLESDEN HIGH ROAD - report

Planning consent has been given to separate one unit (51) and the remaining 2 to become an Adult Gaming Centre operated by Merkur/Cashino. They have premises in the High Street and also in Walm Lane and Neasden Lane (the latter two consents won on appeal).

For this decision, Chair of Planning Matt Kelcher absented himself to avoid having to vote. The consent from the committee was otherwise unanimous.

To date there has been no application to LBB Licensing committee.

Action: CG to continue to monitor this application.

WILLIAM HILL, 474 High Road, Wembley - report

Licence for AGC granted. See CG's separate report.

25 STATION ROAD

Conversion of ground floor to residential. Conversion of upper floors to s/c flats with ground floor extension.

The Harlesden Neighbourhood Plan policy specifically opposes residential conversions in Station Road. Indeed it is the only part of Harlesden where conversion back to retail is sought. This is both to preserve the retail character of the street and protect its future viability when significant developments at Willesden Junction Station and Channel Gate are brought forward. Over 650 new properties are nearing completion at Oaklands Rise for which Station Road will be the nearest shops. There will also be retail benefits flowing from the new HS2/Elizabeth Line Station.

Action: Object based on clear HNF policies.

Planning Application 21/2392

28-30 CRAVEN PARK ROAD

Change of use of rear parts of shops to two one bedroom flats. Associated changes to rear of properties.

In view of HNF the remaining retail units will be too small to be viable and lead to loss of retail space on secondary high street frontage contrary to LBB and HNF Plan policies.

Action: Submit objections as per those proposed and circulated.

Planning Application: 21/2565

33 Nicoll Road

Construction of new 4 person, 2 bed residential unit to the rear of 33 Nicoll Road.

There have been various previous applications and pre-app discussions. This proposal for a small single storey building should satisfy LBB planners.

No action.

Planning Application: 21/2831

MANOR PARK WORKS

New applications of the non-material and significant kinds.

Despite various additional permissions, the original consent (via the Planning Inspectorate) expires in three months.

Action: Engage our councillors, all of whom valuably opposed the original plan, to facilitate some discussions with the council experts. Monitor whether the developers start some modest works to comply with the permission.

Planning Applications 21/0376 & 21/0604

3+3A Furness Road "Disottos"

Now that main construction is complete, a wide range of breaches to the planning consent have been seen by HNF. There has also been some damage to shrubs in the adjacent pocket park.

A list of breaches has been drawn up separately and will be circulated for comments.

Action: Submit list and photographs to LBB planning enforcement along with Cllr Matt Kelcher as both local councillor and Chair of Planning.

Planning Applications 21/0376 & 21/0604

R/O 80-82 CRAVEN PARK ROAD

A further application has been made for this site since previous attempts have been rejected by LBB. The aesthetics of the new build are acceptable and detailed examination of building quality compliance can be left to LBB planners.

However, with plans still showing car parking to the front and cycle storage and refuse storage to the rear (including the refuse storage for the Craven Park Road properties themselves) the priorities seem to be the wrong way round.

Action: Repeat the objections made to the previous application by HAA. That is objection to proposed waste management, amenity and greenspace and car parking (both on and off street). Given the location suggest car free.

Planning Application: 21/2890

R/O 9 Connaught Road

Another attempt at building in this garden to replace a shed. From two houses to now, a one bedroom bungalow, all applications have been refused. On the simple premise that you can't build a house satisfactorily on the footprint of a shed.

Fair play to the architect for producing some elegant illustrations but it's still too small and fronts Acton Lane, a road that is only going to get busier and busier.

The applicant has appealed in what should be a stern test for the inspector.

Planning Application: 21/1266 Appeal

VYBZE BAR

Application to construct a large pergola in rear garden.

HNF have registered objections on the grounds that the structure already exists and its garden location compromises the clubs fire escape route - as well as increasing the fire risk itself.

Action: Objection submitted

Planning Application 21/1622

STATION APPROACH

An advertising planning application has been made to OPDC for placing banners on just 4 (out of 18) lamp posts in Station Approach.

They are the result of an “early activation” art project, by Abundance Arts, of which we were unaware.

I've circulated the submitted drawings previously, but I don't think there is any planning action we need to take. A report for the next OPDC planning committee has been written (copy available)

The banners are much bigger than the HNF variety, but then so are the lamp posts. Most of the design space is taken up with a meaningless graphic (unless I'm missing something). There are several artworks displayed on each banner, some reproduced around A5 size. I wonder how visible these will be when viewed from a comfortable 5/6 metres away? It's a shame that they don't reference the railway heritage, which was raised at earlier consultations 3 years ago. But these aren't planning considerations.

Action: None proposed

Planning Application 21/0115/ADVOPDC

130 RUCKLIDGE AVENUE - update

A new application has been made which seems the same as the previous.

The submitted plans show a three story building (two floors plus loft) with a basement in a contemporary design all modern green conveniences.

Rucklidge is quite a mixture of housing typologies so such a new and eco-friendly design will be an interesting addition. Comments from LBB Principal Design Officer are positive so the application is likely to be approved

Planning Application: 21/1968

SILVERTIME 5-6 PARK PARADE - update

The appeal by Silvertime is progressing, with final submissions from the appellant by 2nd September. So far there are no dates for a site visit or decisions.

The appeal is centred on the interpretation of the Council's current DMP3 (Development Management Policy) Which is morphing into policy BE5 in the emerging Local Plan. Simply put, should Adult Gaming Centres be lumped together with pawnbrokers & payday loan shops or are they separate categories.

A very similar situation has developed at an ex William Hill branch at 574 High Road. Planning consent has been refused but an AGC licence has been approved. [see previous note of 19th August for a fuller explanation].

Planning Application: 20/3169

Appeal reference W/21/3269557

Action: CG to continue to monitor this appeal.

2 SCRUBS LANE - update

The planning consent for a 20 storey residential block was given by the OPDC in June 2017 and has now expired. The developers are in pre-application discussions with the OPDC and we understand that the development corporation are minded to retain the community provisions of the original consented plan.

The likelihood of the church, nursery and foodbank remaining has been strengthened by the granting of Asset of Community Value status by LBB in August 2021. HNF wrote in support of the application. The site is split across Brent and H&F so while rates are paid to H&F, Brent enjoys planning control.

Planning Application 21/0023/NMAOPDC under S96A

PARK PARADE (Priority Plumbers)

Not a planning case yet but expect developments. Include as a development site in amendment to plan.

11 STATION ROAD - update

This is Solicitors office next to the telephone exchange. Although now offices it was originally residential, matching the other houses in the terrace.

A PD application was made return the ground floor into four "studio flats" while retaining the solicitors' offices on the first floor. (As reported in March)

Permission was REFUSED and thus a full planning application will be required if the developers wish to go ahead.

In considering the refusal, LBB accepted the change of use per se isn't an issue but the size and standard of the proposed accommodation falls well below acceptable size and light level standards. Moreover the space provision for bins and cycles was either inadequate or inaccessible.

These points were highlighted in our March report.

Action: no further action, but monitor future applications and c.f. with application at 25 Station Road from the same solicitors.

15 PARK PARADE - update

This second floor flat, was mentioned in the last report, as a mansard extension.

Consented.

Planning application 21/0086

62B ACTON LANE - update

Described in the last report (poor quality accommodation) This application has been withdrawn.

Planning Application 21/0019

SHOPFRONTS - update

Westfield Supermarket, 248-250 High Street, has solid shutters which are not permitted as open grills are preferred. Westfield Estates, under the same ownership does comply.

Currently under reconstruction is the chicken takeaway at 32 Park Parade. Update needed from Philip Fry.

CONSULTATIONS

Crownhill Road Emergency School Street Zone: ended 30th July 2021

Results pending

Stonebridge & Harlesden Healthy Neighbourhoods

Roundwood (Longstone Avenue to Church End)

Consultations contracted out to Living Streets (some concern over this organisation's objectivity from other residents' groups). Meetings arranged for August/September 2021.

Action: HNF members to attend and report back.

Stonebridge & Harlesden

5 Aug – Online forum - 17:30-19:00

19 Aug – Street event/ discussions - 14:00-17:00, Nicoll Road

2 Sept – Online forum - 17:30-19:00

16 Sept – Residents meeting - 18:00-19:30, New Atlas Café, Craven Park Road

30 Sept – Online forum - 17:30-19:00

Roundwood

18 Aug - Online forum, 17:30-19:00

1 Sept - Residents meeting, 18:00 - 19:30, Unity Centre, 103 Church Road

15 Sept - Online forum, 17:30-19:00

28 & 30 Sept - Street discussions

Colin George

August 2021