



Local planning by local people

MINUTES
Norwood Planning Assembly Steering Group Meeting
Tuesday 4th June 2019, 7pm
The Hope Pub, 49 Norwood High Street SE27

Present: Tom Venables, Graham Pycock, Nick Foster, Noshir Patel, Amanda Courtney, Anne Crane, Andre Burgess, Thomas Denhof, Sunil De Sayrah, Noshir Patel, Indar Picton-Howell (representing Pete Elliot from The Green Party), Kit Smithson
Apologies: Tim Bellenger, Kathleen Blackman, Adrien T, Paola Pagliarin, Pete Elliot, Dr Mark Bilton, Adrien Vendetti, Sunil De Sayrah
Scribe: Amanda Courtney

1. Follow up on Action Points from NPA Steering Group meeting Tuesday 19th March 2019 and approval of minutes.

The minutes from the 23rd April 2019 were approved.

2 Feedback from meetings and events

- Lambeth council meeting 29th April
- Feast 5th May
- Centre for Sustainable Energy Event 21st May

Graham and Tom attended meeting with Robert Bristow and Catherine Carpenter (place making) at Lambeth Council. They are supportive of NPA but they are clear that the onus is on us to come up with The Plan. They are appreciative of The Green Town Plan and that NPA has 'proven itself'. Their support stops short of budget support however, but they are in general agreement in most areas with us. Lambeth has signed up from Climate Emergency protocol.

Tom felt the meeting was positive overall and Noshir suggested that a Lambeth representative should come to a steering group meeting.

NPA can't release Plan Structure as yet because of The Hope issue (mistake on map). Mark challenged this however as he feels there is still plenty to comment on in its current form and it is important to know how Lambeth Council feels thus far.

The final draft of AECOM's report has now been signed off and The Committee is in agreement that it is a high level document. Tom feels that it could be open to criticism but we need to make the decision whether to review it or release it for comment and say that it doesn't reflect our final thinking. Mark agrees as he is worried that if we leave it, it will become out of date. Tom says it needs to go online as a conduit for responses. The only area that Lambeth disagrees on is the industrial area near the station but Tom thinks we can promote mixed use and need to get this written into The Plan.

Feast on the 5th of May was productive and a useful presence for promoting the Centre for Sustainable Energy event at Rosemead Prep on the 21st May.

Tom felt the CSE event on the 21st May was successful and productive. Mark said there wasn't enough discussion and feedback on the parking issue but there is the potential for a second event.

Action

- Tom/Graham to invite a rep from Lambeth Council to a steering group meeting
- Collective decision to be made on whether NPA reviews or releases AECOM report
- Tom to re-annotate The Plan Structure
- Amanda to collate notes from worksheets from 21st May by 31st May and send to Tom

3 Plan making update and events schedule

- NAG AGM 20th June Salvation Army
- Open Orchard Walk 22nd June
- Feast 7th July – green themed
- Norwood Forum AGM 13th July
- Gipsy Hill Friends Fair 14th July
- Elmgreen Careers talk
- Community 4ALL (Sept)
- Living Streets (no date)
- Feast October

Graham will write the Housing section of The Plan. Nick said we need to find out what business requirements are for co-working and how much people are prepared to pay. For example, International House in Brixton works well and demonstrates there is demand for this type of work space. Anne asked where would those workers be willing to move to, to start small start-ups? This has been precluded by the draft Lambeth Local Plan. NPA stands a good chance of changing this. Business space should not be precluded but residential space can be. Tom added that we want to see the land around West Norwood station reach its full potential. We want business led/mixed use granular business space although this is not deliverable on its own. We have evidence base for this.

Anne discussed the boundary at Ernest Avenue, the opportunity for managed changed and the same at Knolly's Road. Furthermore, to get residential use in KIBA will require a lot of effort. Graham added that council says we need more industrial area and Knolly's Road is earmarked for KIBA but there is potential for some housing. There is major concern that Knolly's Road would go to residential. There will be resistance in Lambeth Council to this.

Vale Street school was allocated and now is not. Noshir said this is a 'desert area' with vacant shops, lack of services. He suggested that NPA could state in The Plan that shops are needed in this locale. What do we do with the recycling centre? Graham argued there could be case for putting this in KIBA as there is synergy there and out of BID area. If we want to improve land use then a neighbourhood plan could do this.

Tom stated that projections are that car use will fall in coming years/decades and the ways in which we use them will change such as ownership, car pooling, car sharing, Uber etc. Thomas added that more innovative ways to dispose of waste should be developed. He cited the policy of charging people to dispose of green waste as lack of forward thinking and penalises people for growing plants, food etc. We need to plant more trees and consider locations carefully. Tom wants to map potential green spaces and do a green audit – possibly a schools project?

There is an irony that whilst we are discussing planting trees, Lambeth Council still sprays areas with weed killer/Roundup. This contract has been taken away from Veolia (what is happening now?) Thomas is in discussion with Helen Hayes re this and concerns about herbicide and pesticide use. Also there is concern about inappropriate mowing i.e. not considering bio-diversity. The Rosendale Estate is a good example of green infrastructure working well.

Thomas Denhof will speak at the NAG AGM on behalf NPA about the Environment and Green Infrastructure part of The Green-Town Plan

Action

- Schedule next event to launch draft Green-Town Plan (end Sept 2019?)
- Thomas to devise speech for NAG AGM
- Tom to chase air quality monitor results so they can be revealed at the NAG AGM
- Thomas to write policy on green space and link to Open Orchard
- Thomas leading Open Orchard walk 22nd June. Meet at The Portico at 10am
- Amanda to do rota for Feast 7th July
- Amanda to do rota for FoGH fair 14th July
- Amanda to contact Elmgreen6 to introduce Graham re doing a careers talk and also talking about NPA
- NPA to create connection with BTG, St Joseph's, Dunraven, Forest Schools
- Tom to set date to talk at Royal Town Planning Institute

4 Communications update

- Shared Google drive
- Instagram and Twitter

Action

- Tom to start collating a series (Chapters) of Word docs to be uploaded on to a Google shared drive. All writers of each section should have access to the shared drive.
- 'Recruit' a graphic designer
- Andre to upload League Tables of London Borough Neighbourhood Plans to the shared drive
- AECOM report to go on shared drive and invite comments
- Amanda to ensure that all committee members follow NPA on Instagram and Twitter for purposes of sharing and commenting.

5 125 – 133 Norwood High Street

This is the second application and it does not look good aesthetically. The AECOM report has interesting information about retail frontage. Anne thinks proposals should include housing such as IRA Court. Graham added that we need a more detailed Plan to cover this as Regeneris had suggested. Furthermore, there is CEZ policy to de-designate areas. NPA area is seen roughly as Creative in the North, Housing in middle and Retail in West with the retaining of flexible employment. BID is keen on affordable work space. Parkhall demonstrates that there is demand and need but rents are very high. There is opportunity here to push our green agenda and stipulate we only build carbon neutral buildings going forward.

Mark Fairhurst went to meeting about plans for 125-133 Norwood High Street and discussion to do a regeneration feasibility study. NPA wants a comprehensive scheme which should include Travis Perkins taking out of KIBA. Mark wants to know what NPA's position is and can we dictate what uses will be?. He would support creative use of B1, B2 and B3 mixed and flexible use. There is more flexibility on the ground floor. Graham believes that housing is what is most likely to sell.

Action

- Anne or Mark to write objection on behalf of NPA
- Mark to talk to Connor McDonagh to get comments asap

6 Locality funding and AECOM report &

7 Finance update

There are confusions over this as neither Locality nor AECOM will say what is available. Tom said the AECOM report cost £30K but they gave us more than £30K of work.

NPA needs to get its Plan 'half' written in order to obtain AECOM money for policy writing. There needs to be synergy at a strategic level e.g. Camden, Kensington
Locality money for engagement runs out at the end of June. The committee wondered about whether there might be funding from Milton Lloyd but recognise it is tricky to accept money from developers and land owners.

Could we ask Travis Perkins for funding. We haven't asked anyone yet. Perhaps we should have a policy that if an organisation wants our advice then we want a donation.

Action

- Tom to contact Vanessa Adams re this
- Nick to establish where BID stands on getting funding for NPA
- Mark to follow up request to Travis Perkins for funding
- Andre to look into crowdfunding button on website (bullet point shopping list)

8 AOB

Action

- Next NPA steering group meeting WEDNESDAY 3rd July 2019 at The Hope 7pm