

**draft Minutes of the 2022 Annual General Meeting Agenda by Zoom Wednesday 11th
May 7:30pm
Doors open at 6:45pm**

- Welcome. The Chair welcomed everyone to the meeting. We had 22 logins present. She explained the health reason for the zoom meeting.
- Matters Arising. The previous AGM 2021 minutes were approved and proposed by Howard Sheppard, seconded by Malcolm Porter.
- Chair's Report. The Chair made her report.

She opened by saying she just wanted to share the great news that London's 26th Neighbourhood Forum, Hopcroft Forum in Lewisham, gained an 88% 'YES' at Referendum last week. Neighbourhood Planning in London really is now a force to be reckoned with!

She went on to say that 2021 was a phenomenally busy time for your committee (and continues to be so!) with the 10-week Regulation 14 Community Consultation. We are so very grateful for all the feedback and the huge number of responses generated, and the time you took to tell us about your views on a lengthy draft Plan. Thank you from us all.

You told us that the Design, Height and Density of buildings was very important to you in addition to safeguarding our important community facilities, green spaces and local environment. So, our focus in re-drafting the Plan has been on further strengthening those points whilst seeking to ensure new housing meets the needs of residents, including children and key workers in the area, and older residents who may wish to stay in North Kingston. You told us the preservation of the area's unique character was important to you and that is what your Plan seeks to achieve.

It is important that Forum Members encourage local friends and neighbours to stay in touch by joining the Forum to ensure the correct information is received directly from us. There is much misinformation and lack of understanding about the draft Plan being spread on social media.

The committee were relieved to see that the Planning Appeal on the Manorgate Road Asda site seems to have been dropped now that the Wickes site is approved for a Lidl supermarket. A loss to the DIY community though. We await further news on what will happen to the Manorgate Road Site.

We are still waiting for updates on what is happening with Gala Bingo Hall and notice that Canbury Car Park application has several recent documents added to the Planning Application. We will continue to deliver objections to the Application and update you when we find out a date for determination.

We are delighted the council has approved the protection of our local shopping parades with an Article 4 Direction, removing the automatic right to convert shops into flats through Permitted Development. This will come into full force in August 2022.

It is disappointing the recent Government Housing Delivery Test measurement results now shows the Mayor's required 964 new homes in Kingston per annum has been revised and increased by 20% to ~1200p.a. As Kingston Council continues to under-deliver on new homes, we risk losing control of Planning as recently seen with Uttlesford District Council. Developers there can now choose to submit their Planning application directly to Government for approval, bypassing Uttlesford's Council altogether.

We are absolutely delighted to report we are now working with our friends The Kingston Society to help reignite the initiative of a Kingston Urban Room which we anticipate will be welcomed by a wide range of residents and groups across the Borough. The Urban Room concept has been slow to take off, but with the growing pressure for new homes they are now more important than ever. An Urban Room is a space, either physical or virtual where people can go to understand, debate and become actively involved in the changing future of their town. Residents will have a better

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opportunity to inspect major Planning Applications and discuss further with the Council and Developers on draft or submitted site Plans. Bringing everyone together in a single place using creative methods of engagement will help foster meaningful connections between people and Place.

As I close, I would like to take this opportunity to say a very warm and a special Thank You to all the NKF Committee members for their continuing support at this very challenging time. Our thanks must also go to the many councillors we have had the opportunity and pleasure of working with over the past 6 years, no matter what colour of their rosette. Their support and input is gratefully appreciated. We welcome and look forward to working with all our new Councillors at the earliest opportunity.

Treasurer's Report

Di reported on behalf of the Treasurer. She said we have a balance of £3463 in our account. Our expenditure has largely been for the production and distribution of the flyers alerting residents to the Plan. The treasurer's report is attached below.

The treasurer's report was agreed.

Election of Officers and Committee

- Nobody living in the area had come forward to join the committee and during the year we co-opted two members.
- We are sad to report Marilyn Mason, Asa Backman and Michael Pearson have left the committee. We thank them for all their hard work with the preparation of the draft Plan.

The Following have put themselves forward for election or re-election:

Diane Watling
Jonathan Rollason
John Parrish
Glen Keywood
Malcolm Porter
Saphina Sharif
Howard Sheppard
Trevor Willis
Peter Greenwood
David Cockle

The nominations were proposed by Malcom Porter and seconded by Jo Boxer

- Minor Change to the Constitution - resolution. Di outlined the changes to the Constitution brought about by the Ward boundary changes in Kingston. The area will remain the same but now include 3 Wards. The change was proposed by Howard Sheppard and seconded by Trevor Willis.
- Application for re-Designation - resolution was to apply for redesignation. The application was proposed by Jacqui Rollason and seconded by Steve Ransome
- The draft Neighbourhood Plan - update. Di explained that all residents will be eligible to vote in the Referendum to decide if the Neighbourhood Plan is approved. Di outlined the number of new homes expected by the London Plan in Kingston and the fact that the Council are under delivering at present. The Council needs to deliver around 964 new homes every year for the next 10 years, but this year needs to deliver ~1200 due to that under-delivery. The Council is under threat of losing control of planning to the London Mayor unless they meet the housing target. The Neighbourhood Plan will provide some protection if the Council do lose control. Di talked the meeting through a series of slides which are attached to these minutes. She briefed the meeting on the Opportunity Area in Canbury

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Ward where additional growth is outlined in the London Plan policy H2. Our Plan includes policies for all the key areas in Canbury Ward to help manage future change.

- Since the community consultation we have adopted many suggested changes and consulted further with the Council. We will submit the revised Plan to an EGM before final submission to the Council when it is finalised. The Council will then run a 6 week consultation before sending the Plan to an external examiner before the resident referendum.

Submitted Qs & As.

Jacqui Rollason asked about the height of buildings. Di outlined the proposed policy which is that only area where a building higher than 6 stories can be built is the intensification zone as outlined in the map. Jacqui thanked Di for her update.

Di explained that we have policies for the Gala Bingo Hall and the Canbury Car Park. Steve Ransome commented that we need to spell out the fact that nothing above 6 stories would be feasible in the transition zone and a definition of expectable design for all buildings. Howard Sheppard updated saying the Plan now includes a Design Code.

The Park Road corridor was discussed, Di explained we are aware of the situation. Richard Tapper expressed concern about height and the conservation areas in the Park Road area. David Cockle said he would complete a survey of Park Road and report back.

Di outlined the importance of design and the importance of the Design Code which will further strengthen the Plan's Design policies.

A separate Q&A sheet has been prepared from the meeting.

The meeting finished at 21:15.

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Treasurers report:

North Kingston Neighbourhood Forum AGM Wednesday 11 th May 2022 7:30pm by Zoom Accounts 25/5/2021 – 24/5/2022			
Transactions	Income	Expenditure	Balance
MetroBank: balance carried over			£4397.66*
Locality Grant Award: Balance carried over			
NPG-11591	£992		£992
Royal Mail D2D inv. 9062701154		858.09	
Royal Mail Collection inv. 9062940908		117.60	£16.31
Flyers (Jaggerprint)		£349	-£332.69
* £1000 grant error to be returned to RBK when a suitable way can be found. Our last cheque was delivered to but lost in GH2. We continue to make enquiries.			
Gifts in Kind			
Zoom – annual subscription £110			
Wix – annual subscription £110			
Survey Monkey – annual subscription £279			
Flyers for Reg 14 consultation - £332.69 (to cancel Jaggerprint inv)			
Router extender – Canbury Pavillion To facilitate NKF meetings			

Prepared by Diane Watling, Chairperson 10th May 2022.

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Questions raised in conversation prior to the notification of the AGM:

- ❖ **Why have you submitted the NPlan to the Council?** We have not submitted the NPlan to the council. We are of course in conversation with the council regarding changes to the Plan policies to address resident feedback from our 2021 consultation. To improve the chance of our policies being approved at independent examination, we are asking our council officers and independent consultant for their advice. The final draft of the NKNPlan will need to be approved by the NK community before submission to the council for independent examination.
- ❖ **Why are you taking so long to submit then? Surely a Neighbourhood Plan only takes 2-3 years to prepare?** Over 95% of NPlanning groups in England are Parish Councils who have significant support from their Local Planning Authority. Neighbourhood Forums on the other hand are not Public Authorities and therefore have little support from government. Recent research by Neighbourhood Planners. London indicates the average time for a London based Forum to make an NPlan averages 5 years from the time of designation. Sars Cov-2 has also slowed the process in addition to the rapidly changing face of Planning & Environmental Legislation.

Questions raised prior to the AGM:

Q1: From Jacqui Rollason prior to the AGM:

Dear Di, could you please outline the NKF policy on building heights at the AGM.

A1: North Kingston residents have always told us that one of their concerns is the height of new developments. For this reason, we have identified a relatively small area for 'taller buildings' close to the town centre where taller buildings would be supported as defined in our NPlan Policies, which support the height restrictions outlined in the council's North Kingston Development Brief 2016. More details can be found in the AGM presentation.

Questions raised during the AGM presentation (RT = Richard Tapper, CS = Caroline Shah):

Q1 RT: Article 4 Direction: This unfortunately omits several sites at the Kingston Hill end of Park Rd. which are similar to the rest of the Art.4 sites in Park Rd. Could NKF approach the council to get Article 4 coverage for these sites, too?

A1 DW: We are delighted the council has extended its Article 4 Directions to include all our parades in NK. Although not perfect coverage yet, we will continue to encourage the council to include those sites we outlined in the NKNPlan and missed in this round.

It is important to be aware that Government scrutinises all Article 4 Directions. 'Notifications' to amend or remove areas in the Direction are then sent to the Local

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Authority. This appears to be an ongoing process. Many Local Authorities have extended their Article 4 Directions to reduce the loss of commercial space to housing due to recent changes in Permitted Development Rights. So far, the recently adopted RBK Article 4 Directions have not been notified for modification, but we will be keeping a close eye open on the Government website.

Q2 RT: Is there any information about the reasons why RBK is failing on these housing / planning targets?

A2 DW: The introduction of the Housing Delivery Test a few years ago saw the required new homes emphasis change from 'in the pipeline' to 'delivered'. RBK has in fact given consent to many sites which have not been brought forward by the owners. Land banking continues to be a problem in addition to completely inappropriate development coming forward which should be refused.

Q3 RT: Can you say what policies are being queried by strategic planning, please?

A3 DW: Strategic Planning has commented on all our policies. Some are supported, others not. We are working through these comments to address any concerns both from Residents and Strategic Planning to ensure the Plan passes Examination prior to the resident referendum. It is of course critical that the Plan agreed by the North Kingston community prior to submission looks the same as the Plan going to referendum, the Examiner could change the Plan beyond recognition, which is why we have obtained the advice of a highly experienced independent neighbourhood planning consultant.

Q4 CS: Cambridge Road Estate redevelopment is going to vastly overshadow surrounding Victorian houses - Why is Sainsbury's in the transition zone and not the main zone? It is a PTAL 6 excellent transport links and could accommodate most of the development needed in the NKF area?

A4 DW: You are confused, the Cambridge Road Estate is not in the NK Neighbourhood and never has been! The PTAL rating for Sainsburys is 4-6 and is located in the Transition Zone to ensure: a) the area is not identified for taller buildings (above 6 storeys), b) the boundary of any redevelopment transitions towards the Victorian homes in the suburban area, rather than being stark, c) the critical social amenity is not lost.

Q5 CS: When will residents see the responses that were sent to the NKF in response to the consultation, split between Canbury and Tudor Ward residents?

A5 DW: The Neighbourhood Area is a unified whole, what happens in one part has a knock-on effect to the area as a whole. The pressure from the London Plan is directed at areas around town centres and these are the areas we are trying to manage by restricting tall buildings to one small area and defining acceptable levels of density.

Q6 CS: Why can't a redevelopment of Sainbury's be higher like the Cambridge Road Estate? There will be 10 storey building overshadowing 2 storey Victorian houses there. That is what will happen on CRE.

A6 DW: You are confused, the Cambridge Road Estate is not in North Kingston. The North Kingston community made it very clear that tall buildings are not acceptable, which is why we propose any taller buildings be restricted to a very small part of the neighbourhood area nearest the town centre and likely within a possible Opportunity Area.

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Residents adjacent to the Sainsbury's Site have been subjected to redevelopment for the past 30 years, here is [their story](#).

Q7 CS: What restrictions will there be on development bordering the Liverpool Road Conservation Area on Park Road? And what will the restrictions be on development in the Park Road Conservation Area? What protection does Conservation Status give to Park Road by the Kingston Hill roundabout?

A7 DW: Conservation Area status is defined by Historic England and implemented by local authorities. They are recognised by their special historic and architectural elements and therefore have some extra planning controls. We are developing a Design Code to ensure these special residential characteristics are recognised, retained and enhanced where possible through planning control.

Q8 CS: It seems there has never been any will by NKF to protect Park Road at all. All the shops on Park Road are vulnerable to redevelopment whereas the parade on Tudor Drive which has no special features is being protected. Why?

A8 DW: The Neighbourhood Plan has always prioritised Design, Heritage and residential character as outlined in our 8 Design Policies. We aim to manage future development **should** it come forward, and Park Road along with most of the old area of Canbury Ward is within the London Plan Policy H2 area within 800m of the town centre where [small site development](#) is expected. To give Design a stronger emphasis, we are developing a Design Code to bring the details outlined in our [evidence documents](#) together in a way that is more consolidated and detailed. Additionally, NKNPlan Policies NK9, NK10 & NK11 are designed to preserve our local parades, pubs and social amenities. Everything outlined above **includes Park Road**.

Q9 CS: What development is there planned for Tudor Drive? Why is there no mention of development on Tudor Drive?

A9 DW: The NKNPlan is not 'planning' any development. The point of the Plan is to guide future development **should it come forward** within the time frame of the Plan. We have made it very clear in the Plan document that the development of a site could come forward at any time in an Urban Area.

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