

# Hyde Park Paddington

## Draft Minutes of General Meeting held on 27 November 2019

	Actions
<p><b>1. Introduction and Apologies</b></p> <p>AZ welcomed everyone to the meeting and said how important it was for members to attend and let their views be known. 26 people were recorded as attending at the start of the meeting, rising to 30.</p> <p>A number of apologies had been received which were tabled and agreed to be reported in the Minutes. Apologies received were as follows:</p> <ul style="list-style-type: none"> <li>• Cllr Heather Acton</li> <li>• Nigel Beet</li> <li>• Sergio Chiquetto</li> <li>• Will Clayton</li> <li>• Sheila Davis</li> <li>• Ian Lush</li> <li>• Catherine McDowall</li> <li>• Sally Martin</li> <li>• Susan Quinn</li> <li>• Andrew Scrivener</li> <li>• Jennifer Sheridan</li> <li>• Isabel Turner</li> </ul> <p>AZ noted the sad passing away of Michael Hayman.</p>	
<p><b>2. Agreement of minutes of last General Meeting held on 19 June 2019</b></p> <p>MF asked for any comments on the minutes of the previous meeting which were provided to those present in hard copy. There was only comment that related to the need for a community space in the area and it was agreed to discuss this under AOB. The minutes were agreed. KB to add to website.</p>	KB
<p><b>3. Election of Andrew Beverley to Steering Group</b></p> <p>The nomination of Andy Beverley to the Steering Group was approved as a residential member of the Group. KB to update on website.</p>	KB
<p><b>4. City plan Update</b></p> <p>MF gave an update on the City Council's City Plan. The Council had published a long list of minor modifications to the Plan following consultation earlier in the year and the revised plan had now been formally submitted for public examination.</p>	

This was due to take place early next year. The Council had strengthened some its environmental policies having formally declared a Climate Emergency and the Plan now included a commitment to make Westminster carbon neutral by 2040.

The other key points in the plan are:

- 1,495 new homes every year for ten years and 22,222 new homes up to 2040
- 1,850 new affordable homes by 2023 (at least 35% of 22,222 homes should be affordable)
- Create new business floor space for 63,000 new jobs
- Six in ten affordable homes to be intermediate housing
- A clearer policy on tall buildings that rules them out across most of the city – with most new developments to match surrounding skyline. Tall buildings are defined as buildings of twice the prevailing context height or higher.

AZ thanked Mike and invited questions. There were no further questions.

## **5. Update on Neighbourhood CIL projects**

KB set out the process by which the Steering Group had put forward applications for neighbourhood CIL funding to the City Council which were:

- The Bays - connecting South Wharf Road, the canal and the canalside entry to Paddington station (£100k awarded);
- Connaught Village Green – creation of a new space in the centre of Connaught Village (£50k awarded);
- Sussex Gardens – improving the public realm at the junction with Edgware Road (£110k awarded);
- Burwood Place - installation of greenery and possible seating (£15k awarded)
- Fleming museum – general refurbishment to make more attractive and increase visitor numbers (£20k bid for, unsuccessful).

All these applications had been successful apart from the Fleming Museum that the City Council had rejected largely on the basis that it was charged admission. Other Neighbourhood Forums had submitted a total of 10 applications. There is still £327,000 neighbourhood CIL remaining in the Hyde Park Forum area, with more CIL being generated by new planning permissions being granted by the City Council.

KB explained that this was the first time the City Council had sought spending ideas for neighbourhood CIL and was grateful for the role given to the Neighbourhood Forums to lead on submitting applications. KB was due to meet officers from WCC to discuss how to proceed with the successful applications. KB presented a map showing the spread of the applications across the Forum area.

AZ thanked KB and MF for their hard work in writing and submitting the applications.

<p>Linda King Taylor expressed concern on the high number of empty shops in Connaught Village. Mark McKeown explained that many of these were being fitted out for new tenants but explained that with changing shopping habits such as reduced newspaper readership and people heading to nearby supermarkets, shops were simply losing customers which were causing them to close.</p> <p>AZ explained that he had met the Church Commissioners to raise concerns but reported that they shared local residents’ concerns, and that it was incumbent upon residents to use their local shops otherwise they would simply cease trading and become empty.</p> <p>There were no further questions.</p>	
<p><b>6. Praed Street Study by Colliers</b></p> <p>KB presented the main findings of a study by Colliers on behalf of PaddingtonNow BID into the retail character of Praed Street and what changes were required to improve its offer so that it can best complement the retail offer in the Paddington Square development currently under construction. The study showed that:</p> <ul style="list-style-type: none"> <li>• There was a total of 160,000 square feet of retail space on Praed Street;</li> <li>• There is a total of 102 units and 51 different owners, of which 46% are registered overseas;</li> <li>• Over half the retail units are under 800 square feet;</li> <li>• Paddington Square is due to have 75,000 square feet of retail space;</li> <li>• The spend in the catchment area is particularly high for health and beauty (88% higher than the national average), and 153% higher for food and beverage;</li> <li>• Rents are growing more slowly than in other parts of London;</li> <li>• Visitor footfall is 34 million people per year;</li> <li>• 26% of visitors are hotel guests, and 20% of visitors come for food.</li> </ul> <p>In response to a question, KB explained that Paddington Square will be an outward facing development, with a Praed Street interface.</p> <p>KB explained that London Street (north of Praed Street) will close to traffic once the development is completed and this will improve matters for pedestrians at the front of the station, with an entirely new public piazza.</p> <p>One of the main findings from the study is the need for larger retail units, redeveloping many of the current buildings, or knocking down internal walls is not generally currently allowed under planning policy, and this is one of the matters that our neighbourhood plan might address.</p> <p>The study also suggested that traffic was a major detractor and that reducing traffic and having wider pavements, with table and chairs, would make the street more attractive to retailers. There was concern expressed that, unless pavement were widened, table and chairs might conflict with visitor wheeling their suitcases.</p>	

<p>Other key action points from the study include:</p> <ul style="list-style-type: none"> <li>• Improve the retail/occupier mix, with more quality independents and a better cultural offer;</li> <li>• Ensure Praed Street complements the retail offer in Paddington Square;</li> <li>• Build the evidence base for neighbourhood plan policies.</li> </ul> <p>At this point, KB introduced Sarah Buttleman from the Marylebone Forum who confirmed that they were also looking at a neighbourhood plan and were keen to work with us to develop new policies for Edgware Road to tackle the proliferation of Bureau de Change and seek to improve Edgware Road, sharing the same aspirations for Edgware Road as the Forum had shown for Praed Street.</p> <p>The idea of a further CIL application to support this work was supported.</p> <p>KB explained that an initial meeting with the Church Commissioners, the Portman Estate and planning agents Gerald Eve is planned for January to come up with some initial policy ideas and emphasised that ideas were welcome. AZ noted that Edgware Road needs a wide range of shops, small and large.</p>	
<p><b>7. Neighbourhood Plan Policy Ideas</b></p> <p>KB reported that she had had a very good walkabout with WCC Planning officers to discuss concerns over the current policy approach on Praed Street and Edgware Road and that they had given some useful advice and seemed receptive to our concerns, and welcomed the fact that the Forum was thinking about a targeted neighbourhood plan just focused on shopping streets, rather than seeking to cover all planning policy areas and the entire Neighbourhood Area. The Council's co-operation and support would be essential. AZ added that it is essential the Forum generates support from the City Council, our ward councillors and Planning, and that the main stakeholders in the Forum will be looking to raise funding to help us start to put a plan together.</p> <p>AZ asked for any further issues that the neighbourhood plan should address.</p> <p>A question was raised about the doctor's surgery in Connaught Square and Mark McKeown explained that the Church Commissioners are at an early stage of seeking to relocate it to more appropriate premises in Sussex Gardens, adjacent to Boots on Edgware Road which AZ said was fully supported.</p> <p>AZ also made a call out for more neighbourhood CIL project ideas for the next bidding round, likely in spring 2020.</p>	
<p><b>8. Any Other Business</b></p> <p>The question of community facilities was raised and how the area suffered by not having a space for local community groups to meet and use for events.</p> <p>AZ explained that this was an issue the Forum wanted to look at and could be a possible CIL project.</p>	

<p>Revd Steven Mason said that the key problem was the day to day running costs of such a space. The church had some under used space, but its focus had been on much needed repairs to the building. It was agreed to re-visit previous proposals.</p> <p>KB reported that across in Marylebone Forum CIL had been successfully secured for facilities at St Marylebone Church.</p> <p>A question was raised about the Grenfell Tower review and how the City Council was intending to implement its findings and advice for landlords and estate managers. There has been a recent article in the Architects Journal and give the number of high residential buildings in the area, some residents were concerned about the risk of fires in their buildings. WCC was addressing problems on its own estates, but it was not clear on what, if anything, needed to be done on the estate.</p>	<p>MF</p>
<p><b>9. Date of Next Meeting</b></p> <p>The next meeting will be our AGM and will be held in February 2020, published on the website in advance, and the agenda circulated at least 21 days in advance.</p> <p>The meeting ended at 7:15 pm</p>	<p>KB</p>