

# Hyde Park Paddington

## Note of Steering Group Meeting held on 7 November 2019, 8.30 – 10:00 a.m.

Storey Club, 4 Kingdom Street, London W2 6BD

### Attendees:

#### Residential Members:

- Allen Zimble
- Matthew Lindsay
- Sally Martin
- Bernadette McKernan
- Rev'd Stephen Mason

#### Business Members:

- Paul Charalambous (Stylotel)
- Ian Lush (Imperial Health Charity)
- Isabel Turner (British Land)
- Kay Buxton (The Paddington Partnership)
- Mike Fairmaner (Marble Arch London)

#### Also in attendance:

- Matt Thompson (Colliers)

### Apologies:

- Nikhil Shah
- Sergio Chiquetto
- Will Clayton (PaddingtonNow BID)
- Vaughan Smith (Frontline Club)
- Andrew Scrivener (European Land)
- Mark McKeown (The Church Commissioners)

	Actions
<b>1. Introductions and Apologies</b> These were duly made and apologies noted.	
<b>2. Presentation from Matt Thompson from Colliers</b> KB explained that Colliers had been commissioned to examine the Praed Street District Shopping centre and make recommendations to improve the retail offer, given the large retail element being provided in the Paddington Square development. An executive summary of the report was circulated, with some members of the Steering Group having earlier sight of the report through their role as PaddingtonNow BID Board members.  MT ran through the highlights of the research and took questions. The Steering Group asked for further details on the range of income groups found in the local area and expressed reservation that 79% of the residents fell into the City Prosperity group. MT agreed to provide further data on this.	MT

<p>The Steering Group felt that hotel visitors should be treated separately in the dwell time figures given the number of hotels in the area and that this could give a false impression of dwell time.</p> <p>MT highlighted the importance of engaging with landlords and whilst there were many landlords in the area, there were several who owned more than one property, and this should be the focus for bringing about the creation of new retail space that was essential to bring into new retail businesses into the area. This might require a different policy approach from that adopted by the City Council and hence the need to consider whether this could be brought about via a neighbourhood plan. IL emphasised the need to get landlords on board otherwise Praed Street would continue to offer low quality units and get left behind.</p> <p>MT agreed to make some changes to the report and KB would circulate a revised exec summary once completed.</p>	<p>MT</p> <p>MT/KB</p>
<p><b>3. Matters arising from Steering Group held on 3 July</b> The minutes were agreed (subject to one typo) and all the matters arising were related to CIL projects that was on the agenda. KB to add minutes to website.</p>	<p>KB</p>
<p><b>4. Edgware Road Policy Ideas</b> In the same way that the Colliers study had highlighted the need for some planning policy changes to facilitate the regeneration of the Praed Street Shopping centre, so KB asked for suggestions for policy changes to support the regeneration of the Edgware Road shopping centre. She stated that the neighbouring Marylebone Forum was looking at a Neighbourhood Plan and wanted to propose new policies to improve the retail offer along Edgware Road. Suggestions to be made to KB.</p> <p>SM suggested that Connaught Village would benefit from different policies as residents were concerned at the steady loss of shops providing local amenities. KB added that these might not be planning policy issues. AZ felt that the strength of local feeling on the loss of neighbourhood amenities on the Hyde Park Estate does warrant inclusion in our thinking at this stage.</p>	<p>ALL</p>
<p><b>5. CIL Project Update</b> KB reported back from the WCC CIL cabinet meeting on 9 October that had agreed 4 out of the 5 CIL applications and these were:</p> <ul style="list-style-type: none"> <li>• Greenery on Burwood Place</li> <li>• Small scale public realm improvement and greenery at Sussex Gardens/Edgware Road Boots corner</li> <li>• The Bays/Paddington Connections</li> <li>• Connaught Village Green</li> </ul> <p>Disappointment was expressed at the unsuccessful application for the Fleming museum.</p> <p>AZ expressed the need to make an application for Lancaster Gate in the next bidding round and was concerned about current cycling proposals resulting in more rat running through the Hyde Park Estate.</p>	<p>AZ</p>

<p>KB reported that there was some debate at the CIL Cabinet Committee about consistency between ward budget and neighbourhood CIL allocation for neighbourhood planning, and that Belgravia had been successful with a £29k bid for CIL to support the development of a neighbourhood plan. This was well received, and we agreed to consider a Neighbourhood CIL application when we reach the plan-making point.</p>	<p>KB</p>
<p><b>6. Date of General Meeting</b> The date of the next General Meeting on Wednesday 27 November (6pm at the Victory Services Club) was noted and everyone urged to attend.</p>	
<p><b>7. Date of next Steering Group Meeting</b> The date of the next Steering Group meeting was fixed for Tuesday 3 December 8:30 at York House.</p>	