

**MOUNT PLEASANT NEIGHBOURHOOD FORUM
PUBLIC MEETING TO BE HELD ON MONDAY SEPT 23 RD 2019
AT THE CALTHORPE COMMUNITY GARDEN AT 6.45PM**

AGENDA

1. APOLOGIES FOR ABSENCE

2. MINUTES OF LAST MEETING (these have been circulated electronically and posted on our website)

3. MATTERS ARISING

4. NEIGHBOURHOOD PLAN. Forum members met with planning representatives from both Camden and Islington to discuss our draft. Camden planners were helpful, Islington planners more critical. Ed Denison and/or other Exec. Committee members will speak on this issue.

5. EASTMAN DENTAL HOSPITAL REDEVELOPMENT

Updates. This Forum, New Calthorpe Estate t/r group. Calthorpe Community Garden and other local groups have all objected to this planning application. This planning application may have been decided on Sept 19 th , or may have been deferred. A late paper up-date will be tabled at this meeting on 23 rd . Judy Dainton, Julie Riley and a representative from Calthorpe Community Garden will speak about the current position.

6. PANTHER HOUSE AND THE CHILDREN'S SOCIETY BUILDING REDEVELOPMENTS. Two recent developments in the offing. Judy Dainton will report on Panther House (Mount Pleasant/ Grays Inn Road), Gail Sulkes on the Children's Society building (Margery Street)

7. POCKET PARK AT MOUNT PLEASANT. A new pocket park area is to be developed along this street and in front of the primary school. MPA originally proposed this idea, and worked up a draft scheme in their Community Right to Build project. Now a new version is to be constructed as part of Taylor Wimpey's planning obligation. TW are building the new development at Mount Pleasant, and providing this park is an obligation laid on them by Camden, as part of their planning permission. The Forum/MPA and Camden will be partners in these works, so we all, as a community, can have an influential say on the consultation, design and building works. Ed Denison will speak about this.

8. CONSULTATION ON Construction Impact Area (CIA). Construction Management Plans (CMPs) are the plans councils make to organise the works on the site of a development (including working hours, materials being transported on and off site, pavement closures, hoardings, and the general noise, disturbance and pollution this work causes). In Camden, south of the Euston Road, there is a great deal of new development, which has cumulative effects on local residents. Cllr Danny Beale (Cantelowes ward) is proposing that CMPs are rewritten to taken into account local residents' views in this area of high development, and is asking for your opinions in a public consultation which ends on Sept 27 th . (An informative link is https://news.fitzrovia.org.uk/2019/09/03/camden-seeks-views-on-the-cumulative-impact-of-construction-projects/amp/?__twitter_impression=true for those of you who want to see an explanation and link to the consultation document). The Forum Executive think this is a good idea, but we want to know your views at this meeting, before we reply to the consultation.

9. ACTION ON PRIORITISING LOCAL PLANNING NEEDS. As this Agenda shows, there is so much development going on in our Neighbourhood Area, in Bloomsbury, in Holborn and in Fitzrovia. The culminative effect is not good for local people or the local area. At one end of the planning process there are the demolition and building work nuisances, when planning permission has been granted and work begins. This work has effects on the residents. As we know there are cumulative effects of air pollution, traffic disruption, noise etc, which we are pleased to see that Camden are now considering. (see Agenda item 8 above). But this Forum and other local groups are very aware that local concerns and wishes are not given much weight early enough in the planning process either, and we want to ask Camden to consider this as well. At the beginning of the planning process, when plans are being designed, local views are not required. There is lip-service about local community consultation and benefits

but the planning system at present operates in a way which only allows local views really to be heard when the plans have already been drawn up and pre-planning consultation begins. Camden does not have a policy which emphasises the benefits of early consultation to establish local needs before the buildings are designed. This often means that local consultation comes too late in the process, where there is little real consultation, or willingness/ability to adapt the already-formulated plans to meet some of the local needs. This can be very frustrating for local groups, but also wastes a great deal of planning time, where unsuitable building designs have been proposed and then fought over, sometimes going to Appeal. If local concerns had been taken into account at the outset, the designs could have been made more acceptable. The Planning Committee and the Council do not seem, at the moment, to give much weight to local views, well not as much weight as they give to land-values, prestige projects and "long-term future vision". In our view this is because Camden itself does not give proper weight to local needs. This Forum has said, in its draft Neighbourhood Plan, (with which you agreed) that we want Camden to make a policy decision to put local considerations right at the beginning of the planning process. We've been discussing this with the Holborn Area Action Group, with the Holborn Community Association and with the Great Ormond Street liaison group. Now we are making contact with other groups in Bloomsbury and Fitzrovia. We hope to make a south-of-Euston Road community project, which will persuade Camden to view their residents' opinions on planning applications with more seriousness. We want to ask Camden actively to support local community planning needs in this area of cumulatively high rebuilding and new development. What do you think about our new project? – and how do you think we should proceed?

AOB