



PCA PUBLIC MEETING ON KENMURE MANSIONS

Date : Thursday 15th August 2019

Venue : St Barnabas Church Hall

PCA Committee Present : Debbie Edwards (Chair), Bhavana Desai (Treasurer), Belinda Harrison (Secretary), Tim Sumpter, Gráinne Taylor

Approximately 250 residents in attendance

AGENDA

Introduction and welcome : Debbie Edwards thanked everyone for coming, setting out the aim of the meeting:

- to discuss the proposals for planning permission to increase the number of flats in Kenmure Mansions by 44.
- to help the PCA gather the salient points it needs to make its response to the Council planning authority (the PCA had been described as a constraint – we were taking to mean that our response was required and would carry some weight);
- to help us sort out action for next steps

As of 5pm on Thursday 15th August the proposals on the Council's portal had attracted 862 comments and 856 objections.

Apologies and messages of support from Linda Burke (local Councillor) and Steve Pound MP.

John Martin (JM and chair of Pitshanger Village Traders Association) was invited to speak on behalf of the traders and expressed grave concerns over how the development would affect the traders and whether they would be able to survive such lengthy works. He pointed out that the roadworks in 2010 had taken 26 weeks and during that time, several shops closed simply because the roadworks stopped people wanting to come to Pitshanger Lane to shop.

POINTS CLARIFIED :

- The Landlords of the rented flats in KM are not the same as the Freeholders. Classville Ltd are the Freeholders and the flat Landlords own a long-term lease for the flats.
- There is little or no prospect of Leaseholders buying out the Freehold because the flats are above commercial premises.

QUESTIONS & ANSWERS :

Q – Can we get an extension to the consultation due to the application having been made in August?

A – The Council has clarified that it will accept comments up to the date of determination.

Q – Is any of the development going to include affordable housing?

A – Only 20% which is below minimum requirement.

Q – Can we find an alternative solution and negotiate to meet in the middle somewhere?

A – Was a resounding no from the majority.

Q – Do we want KM to stay exactly as it is?

A – Was a resounding yes from the room.

Q – How much weight does local opposition actually carry?

A – (Carlo, Local Councillor) Residents Associations have run successful campaigns in the past. Make a nuisance of yourselves, express your dissatisfaction and contact the Planning Officer and Julian Bell directly. (It was noted that “Stop the Towers” is still in the pre planning Stages).

Q – Some of the buildings on the Lane are listed, can we get all the buildings on the Lane listed?

A – (Ealing Civic Society), there is not sufficient heritage to get Kenmure Mansions listed – it would be a waste of time.

POINTS MADE :

General and Framing PCA comments:

- The consensus was that this large proposal has been put in place in order to mask a smaller plan that may have more chance of being approved. Discussion with regards to putting a “Fighting Fund” together to cover professional advice and fees, in particular a Planning QC. Crowd Funding was mentioned.
- Noted that the developers met with Council planning officers back in August 2018 which was not public knowledge and our Local Councillors were not aware of this meeting either. Councillors have requested for the proposal to go to the Planning Committee.
- Sitara (Local Councillor) emphasised the need to base objections around relevant issues, ie environment, parking, amenities etc. Advised to look into LDF (Local Development Framework) to distinguish what is acceptable and what is not. For example, lack of disability access is not.
- Ex-Chair of Ealing Civic Society made the points that 2 extra storeys will have an enormous effect on the Street and overshadowing of the buildings opposite and the gardens behind. The density is far too high and exceeds London Plan maxima. LBE is renowned for not following London Planning guidelines and 20% affordable units is far too low. There is no amenities space for the new flats and the Landlord proposal is that people can go to the Pitshanger Park! Advised when making objections to refer to transport, impact, traffic, parking, bulk, massing, density, lack of amenity space.
- Local architect had looked closely at the plans and noted that 11 out of 44 of the proposed flats do not meet the London criteria for size and that the development falls short of how many rooms / flats there should be p/ha. Also mentioned that the Lindens in Queen’s Walk development was turned down on the basis of being too overbearing despite being at a lower density to the KM proposal.
- Controlled Parking was brought up on several occasions. Noted that the survey carried out as to the availability of parking was done between midnight and 6am. Council are keen to extend the controlled parking zones (CPZ). But even if a CPZ was introduced, where would the extra cars go, given the high density of parked cars in Pitshanger.
- Safety of children on the Lane throughout the construction work and the dangers of falling debris, lorries turning etc. Also that Glencairn Drive (to the rear of KM) is already a rat run with people driving far too fast and putting people constantly at risk. Suggestion to engage with local schools, parents and PTA to gather support.

Action/Offers for help

- Offers made to contact Planning Barristers to find out the costs involved. Church warden at St Mary's is a Planning Barrister. Architects advised a Planning Consultant rather than QC and will provide details.
- Support for crowdfunding for campaign – PCA will take forward when it has an idea about cost of bringing in expert advice.

Kenmure Mansions issues

- Flat 15 above the fishmongers reported that the development will involve the removal of his roof and his front wall, he has a long lease until 2170. Believes that the faults with construction work are not enough to oppose the application and that parking is a huge issue. Would like a further meeting to bring together the PCA, residents and traders to gather expertise.
- Classville are not proposing any disabled parking spots as there is no disabled access to Kenmure Mansions.
- Structural Engineer expressed concerns about the load on the current foundations of KM which are not designed for 5 stories. It would take 2 years alone to stabilise the foundations and the proposal should be attacked on the planning side.
- Suggestion to contact Thames Water to see how the development may affect their pipes given the recent problems and that in 10 years time the pipes will have to be entirely replaced.
- Natalie at Busby's & Tranquillity expressed concern over what will happen to the rear space belonging to the traders on the South side as it is a part of their lease and their business.
- Recommendation for Leaseholders to seek legal advice on the covenants for Leaseholders and Freeholders. The Leaseholders have a right to occupy their premises without interference and even if the application is granted there is a right to object legally as a Leaseholder. Point made that the Freeholder needs the Leaseholders co-operation.

Other comments

- Point made that objections should be aimed higher and sent to MPs and the Secretary of State. Debbie made the point that personal letters and emails should be directed to Steve Pound and request that he forwards to the Secretary of State. JM made the point that if granted this proposal would set an "ugly precedent" across Pitshanger and for other blocks.
- Local resident was advised by Gareth John (Council Planning Officer) not to send letters to the Council as they tend to not reach where they're supposed to end up.
- JM offered to hand deliver all written objections and acquire a receipt. Local resident informed him (based on the Kent Gardens CPZ issues) that one receipt per delivery counts as just one objection regardless of the quantity of objections delivered.
- Clarified that Classville own the access road at the rear of KM. KM residents do not have access to the road but were told last year that service charge would be doubled in order to pay for improvement works to it. Suspected that these improvements are in anticipation of a successful development application.
- Point made to encourage people to speak to more people they know, more residents and more traders and persuade them to make objections.

USEFUL CONTACTS

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