

KTRA Meeting Tuesday 8th Jan ~Upstairs room, William IV pub, Harrow Road
NW10 7.30pm

Chair: Ruth Ward

Minutes: Jay Venn.

Present: as signing in list

Guests: Cllrs. Will Motley, Emily Tancred. Sgt. Mick Pilkington, Simon Egbor (Brent Co. Case worker, ASB Team Graffiti team) Paul Lorber (Leader of Brent Council) Ed Fordham (Lib. Dem. candidate, South Hampstead & Kilburn ward)

Welcome to Guests from Avril Mackintosh.

New Members

Ruth is a new member. And chairing the meeting!

Minutes from December Meeting

Accepted as read by the meeting

Safer Neighbourhoods

Sgt. Pilkington. Not a lot to say, December was quiet. One burglary in Wakeman, two car incidents – one Sat nav. stolen Overnight theft of BMW in Pember Road, some side lights broken. For the ward on the whole a bad start to the year, but the Triangle was a bit quieter. Advised all to read the literature especially on car security. Will W. asked if information can be put on KTRA website? Good idea, SGT. Pilkington will look into it.

Oliver Pearson-Wright has left the team: he will be coming back as a PC, but where is not known

Graffiti removal is a ward priority.

Cycling on footways – team will be enforcing it this month.

Pedestrian crossing at Ladbroke Grove

Will Motley thinks it is Westminster's responsibility. Who did the tidying up for the Congestion Charge? Worth finding out. Jay Venn will liaise with Sgt. Pilkington, councillors and any other interested people to try and make progress with this.

Graffiti

Simon Egbor from the Council. In post – Environmental Health: graffiti is multi-agency. (many different parts of the council and other agencies are involved in the problem) Andrew Lester is Police Graffiti officer. Trying to pool information especially regarding tags – difficult to catch or prosecute offenders, but a few have been collared. Possibly covert surveillance? Has been costed out, and it is vastly expensive and rarely gets results. More ideas of hotspots will be helpful; any information we can feed through to Simon will help him. He will get the S12's (instruction to clear up) out as quickly as possible. Shift to be more proactive, rather than prevention, more enforcement. Trying to link with Camden/Barnet Councils,

Transport Police and TfL in on the act too. Not a quick win. Contact Simon by email – simon.egbor@brent.gov.uk

Discussion

MIC tag springing up. David R – speed of clean up needs to improve. – can it be done as priority? Should speed up just because Simon is in post,

Andy – council have to write to property owners? Is it necessary? How can the priority be raised? Simon Finney is head of Graffiti service.

Molly – get kids to clean it off themselves? Mick- Operation Payback (run by the Probation Service) does try to get this to happen, but the young are not allowed to use high pressure hoses, or cleaning chemicals only 3 colours of paint, so not wildly successful

Phil – if stuff is dumped, it gets cleared up quickly, ditto cars, why not graffiti? Because it is on private property?

Simon – there has been a lack of communication about how to report it... this has to change

David R – been reporting for ages, Dennis Lewis(Street Cleansing) was the only person who could get things done. Simon will leave business cards. What can we do? It's on the website – perhaps the info needs updating. Take photos of damage and send to Council, send to Safer Neighbourhoods team too.

Councillor Emily Tancred offered to go with David Rajan to meet with council officers to talk through protocols

Paul Lorber, Leader of Brent Council- Council is taking it seriously, but it costs an arm and a leg to do anything about it. Serious problem, trying detection – mobile CCTV for example.

Phil – clear up and catching culprits should be high priority. What happens to culprits? Not the Council's problem- that is the judicial system – Council has increased by 50 % but will never be speedy

Thanks were expressed to Simon Egbor from the meeting for attending

Roundup of issues in the Area

Avril - Major holdup to promoting the association is that some people are not on internet, it makes communication more difficult. It seems that the Council will be able to fund putting up a number of noticeboards, in the area: this will be a real help. Councillor Will Motley – this is a good use of a small pot of money that is available, which needs to be spent by April – liaise with him to get it organised. Thanks from the meeting for this initiative.

Discussion on How KTRA is to continue

At present the group is not formally constituted, and the question is, should we become so? A digest of the opinions expressed are as follows

Andy – feels that becoming formally constituted makes it more complex to administer, needs a bank account and all sorts.

Jay – makes it simpler, visible structure spreads responsibility, we can apply for grants

Phil – needs a bigger membership.

Will W – communication is a problem, recruitment is a challenge

Ruth – does it not mean that a few people do all the work?

Cllr. Will Motley – if we constitute, there is nothing to stop a rotational chair, or moving jobs. Gives a better claim to represent the area if formally constituted. One gets taken more seriously.

Ruth – does one's status ever get checked? If something really contentious came about it might make a difference

Will W- if not constituted, we don't really exist, but are just a group of people who know each other meeting up to chat!

Jude – campaigning issues, formal constitution would help funding, this is interesting – worry about some people getting stuck – rotating chair is a fine idea.

Cllr. Emily Tancred – In QPRA an issue of great importance came up – the Council refused to acknowledge their representative until formally voted in. It gives you a paper trail.

Andy – concern, getting to bogged down in day to day running of things

David R – if Association gets bigger, has to be formalised.

Phil – inevitable that we will have to become formalised at some point

Moved to carry on this discussion to next meeting.

Wakeman Road Project

Dave H.

Traffic in the Triangle is horrendous. The turning from Harrow Road into Wakeman Road is very shallow, and 30 m wide at the moment, like a slip road; people whip into it: it could be narrowed. Countless near misses. Whole area at this junction has a lowered kerb, used as parking area for trucks and buses, frequently overnight, with food waste and wrappings dumped out of cab windows. There is also lots of drug dealing. – It is used as a rat run, comes out at Wellington Road: queues back up every morning. Every other residential area locally is a 20 mph zone, not this one. Dave's report came back from Council saying there was no funding available for changes. Could Section 106 money be used for this purpose?

Avril – great job done by Dave.

Cllr. Will M - 20 mph areas are very controversial. How do you achieve 20mph? lots of speed bumps is usual way.

– only done on safety. Need incident reports, he will ask for accurate figures.

Paul Lorber. Traffic and parking is always contentious. Process is very bureaucratic and time consuming – money comes from TfL – can take five years to come through. It is all assessed on serious accidents and fatalities. In principle, council is supportive, but big demand, needs to have lots of support. Often very low response to consultation process.

Will W. notice board budget – could it be used for a street sign?

Paul Lorber - Possibly - funding a sign might be OK, but any traffic process needs Traffic Order – which has a massive consultation process, minimum of 3 months. It would not pay for speed cushions.

Thames Water/Pressure

Low water pressure and high number of water outages – Andy and Dave H are going to get on the case. Soon

Planning Issues

So many new developments in the area – could 106 (planning gain) money be spent on new paving for the area?

Paul L – money is for local improvements, its use depends on the actual agreement
Often it just goes into a general fund. It can be allocated specifically.

Allan - in Wellington Road the new development is creating an open space and park benches there has been no consultation locally, it is of dubious benefit, and may well just become a loitering space.

Also, double yellow lines have appeared on Wellington Road where there used to be single lines. Where was the consultation?

Cllr. Emily Tancred will contact Alan to explore the process behind this

Can we as an Association get involved at the start of planning proceedings – if we were a formally constituted group we would get consulted: section 106 is part of all large developments – we could put in our opinions at the start. Planners often have tokenistic ideas about benefit.

Paul L - Planning meetings are open – a member of the Association can have a say.
Chris Walker is Head of Planning - email him with concerns, and copy to Councillors.

Jay – update on planning application on the corner of Wellington Road/Regent Street
Planners have submitted an altered brief – the ground floor of the plans is now smaller, but there is an ‘oversail’ (Jutting out bit) from the first floor onwards, so it may not be a change for the better, as it will still be very close to the other side of both streets, and there will now be areas of shade underneath the oversail which might become loitering and pee-ing places. It has been reduced in height by one level, which is good. The Association has expressed its concerns, and we are hoping to attend the relevant planning meeting

Paul Lorber – the planning process – list of all planning applications on website – we can put ourselves on list for local notification. Council does not make planning law. They can only make decisions on laws set by central govt. In 95% of cases, Councillors accept representations from their own planning officers (they are the experts) Councillors can vary decisions, and it seems officers have reacted our views in this case but there is no absolute guarantee of it. Once a decision is made, very little you can do about it. Refused applicants can apply to Dept of Environment and override council! Council have to bear costs of any appeal they loose. All stacked towards the developers.

Always worth acting early. Can go to the Planning office in Brent Council and ask officers as to what is acceptable.

Molly – five large developments in a tiny area – how has this happened?

Paul Lorber - Suggest whole area should be subject to a **planning brief** – an idea of what is acceptable in the area agreed with the council: talk to the planning department.

Cllr. Will Motley. Councillors can support local opinion strongly, and as party in administration, can be quite helpful.

Andy – Tiny bit of Harrow Road is a conservation area – but outside it anything can happen.

Jude – how long does it take to action a planning brief, what can be encompassed?
What do we need to do?

Paul Lorber – just need to present case to Dept as clearly as possible. – timescale more likely to be a four month turnaround than a year.

Jude - does it give us more ammo against other developments?

Paul Lorber - Difficult to be precise – national laws come in to play – eg Queens Park tower reduced from 26 stories to 12 as a realistic development, but could not get it cancelled entirely.. Always worth putting in an early marker for discussion.

Jude Allen is happy to take on this consultation role

Jay Venn – overview of what was on various sites before new developments.

Present nearly completed site on Regent/Wellington (North Side) had been a plumbers yard with only one building. The Chapel used to be a lot lower... the site on the corner of Harrow Road/Wellington Road had been a pub many years ago, but had been destroyed in the war, and had been a flat site with a car rental firm on it for many years. The site The site fronting the Harrow Road and backing onto ~Regent Street next to the Regent pub had been two monumental masons shops, one dating back to the opening of the cemetery, and one late 19th century one with interesting interior beams, but we were unable to save them from demolition, and they now only exist in photographs. Part of the problem was that all of these sites were industrial/commercial premises, and the owners had never wanted to be included in a conservation Area, as they always wanted the ability to modify/sell/redevelop the sites. We as an Association became aware of the threat to the Masons buildings far too late in the day to have a realistic chance of saving them, though vigorous attempts were made.

Change of Parliamentary Boundaries. We are still in Brent – but we are now in South Hampstead and Kilburn, due to parliamentary changes – with seven Camden wards

Ed Fordham was introduced as the Liberal Democrat candidate for this new area. The more we kick, the more likely we are to be heard. Be prepared to speak up on any occasion!

9.20 Ed Fordham had to leave, the meeting thanked him for taking the time to come and meet us.

Carnival 08

Phil – Carnival is spreading: it used to start over the bridge on Ladbroke Grove, but now the area between Ladbroke Grove and Kensal Green tube station is a halfway house – lots more impromptu peeing, people are staying about a lot longer because of rows of unlicensed vendors. Quite a few substantial barbecue vendors. Needs better control of vendors and needs toilet provision between Grove and tube. It is a long way between loo breaks! Falls outside Carnival area, needs to be included so it can be properly organised. None of us are ‘anti carnival’, but this area needs to be better organised

Phil will liaise with Hugh and Carnival organisers.

Parking restrictions don’t work on the Sunday, but they do on the Monday.- this causes confusion

(CPZ zones vary through the borough– some do work on Bank Holidays – this is usually in response to local resident requests) .

Route used to line up along Harrow Road, but does not any more.

Council can liaise with police, look at providing toilets

Send info to the Council – Molly who would be responsible for loo provision?

Council would want to help.

Address letter to Chief Executive , and copy it to your councillors

Cemetery Wall

Ongoing – cemetery is private, waiting for all sorts of decisions on funding

Any other

Plastic recycling there used to be bins for all plastic waste at the Sainsbury's in Willesden, but they have now gone why is this
Paul Lorber there is only a market for bottles – cannot generate a market for general plastics, so for the moment can only take bottles.

Kitchen waste

We have no facility to dispose of it, as we do not have the green wheely bins that some areas of the borough have. (except Dave H, who seems to be a special case!)
We could discuss with the council whether the area is suitable for the introduction of green bins. At present garden waste can be collected through the provision of special sacks, but there is no automatic collection.

Meeting closed at 9.40pm The thanks of the meeting were offered to all our guests for their attendance and contributions, which were very helpful and positive.

Dave H will chair the next meeting, which will be Monday 4th February at 7.30 pm, in the same venue.