

POAG Minutes – 4th October 2024

Meeting Name: Planning Obligations Advisory Group – October 2024

Date: 4th October 2024

Time: 11:00 AM to 12:00 PM

Location: Teams (Remote)

Attendees	
Emma Williamson (OPDC – Chair) Tom Cardis (OPDC) Claire O'Brien (OPDC) Eleanor Young (OPDC) James Hughes (OPDC) James Stanfield (OPDC) Eleanor Fawcett (OPDC)	Martin Page (LB Brent) Ben Dixon (LB of Ealing) Catherine Howe (LB Ealing) Laurence Field (LB Ealing) Matt Patterson (LB Hammersmith and Fulham) Anthony Mugan (LB Hammersmith and Fulham)

Apologies	
	Martin Holley (LB Brent) Paul Lewin (LB Brent) Tony Singh (LB Ealing)

ITEM		
Introductions		
1	<ul style="list-style-type: none"> • Introductions were given. • TS gave his apologies for the meeting. 	
Minutes of POAG Previous Meeting		
2	<ul style="list-style-type: none"> • Adoption of minutes from July POAG <p>Minutes were agreed.</p>	
CIL/S106 Update		
3	JS noted the spreadsheet issued with the agenda. Advised that the Holbrook House contributions which are due to expire are being applied for under SSP-24-33, and that a number of education contributions are being applied for under SSP-24-29, SSP-24-30 and SSP-24-31.	

Review of SSPs		
4	<p><u>LB Hammersmith and Fulham SSP 24-29 – Kenmont Primary School Window Refurbishment and Woodlane High School Remodelling of Space for High Needs Learners</u></p> <p>AM introduced the item. Noted that the majority of funding is required to repair the windows at Kenmont Primary School, for which the costs are significant due to the heritage nature of the building. Noted that this is part of a wider project to improve the thermal efficiency of the building and to retrofit renewable energy generation measures, with substantial match funding from LBHF. Funding was also requested to support the remodelling of space in Woodlane High School to provide accommodation tailored to the needs of students with more significant needs than is currently the case.</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £1,024,956.31 to the project SSP-24-29: Kenmont Primary School Window Refurbishment and Woodlane High School Remodelling of Space for High Needs Learners, comprising: <ul style="list-style-type: none"> - £339,420 (Oaklands, 15/0091/FUL) - £448,372 (Mite Yard, 17/0055/FUMOPDC & 19/0104/VAROPDC); and - £237,163.95 (North Kensington Gate (South), 20/0088/FUMOPDC) <p><u>LB Ealing SSP 24-30: John Perryn Primary School and Ark Acton Academy</u></p> <p>LF introduced the item. Noted that funding would be used to create specialist resourced provision for pupils with special educational needs at Ark Acton Academy, and for improvements to cold water systems, heating and WC facilities at John Perryn Primary School</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £639,328.77 to the project: SSP 24-30: John Perryn Primary School and Ark Acton Academy, comprising: <ul style="list-style-type: none"> - £506,858 (6 Portal Way, 161144FUL & 192597OPDFUL) - £132,470.77 (Perfume Factory South, 172682FUL) <p><u>LB Brent SSP 24-31: Newham Catholic College Additionally Resourced Provision</u></p> <p>TC introduced the item. Noted that funding would be used to provide new build facilities at Newman Catholic College in Harlesden to enable children with specialist provision needs to remain in a mainstream education environment. Noted that this project has significant match funding from Brent Schools Capital Funding.</p>	

- **POAG recommended the allocation of £463,139.07 from the Education Contribution from Land East of Victoria Centre, Acton Lane (18/0210/FULOPDC) to the project SSP 24-31: Newman Catholic College Additionally Resourced Provision**

OPDC SSP 24-32: Improvements to Midland Terrace Playground and Victoria Gardens

EF introduced the item, which builds on a previous POAG allocation (SSP-23-04) of £24,490.29, and £70,000 in HS2 grant funding. Funding would be used to replace the fence at Midland Terrace Playground, with an opportunity for a community mural. At Victoria Gardens, funding would be used to create a new entrance on the northern side, creating a through-route for the Park, which would also enable access for maintenance.

EY sought confirmation that this project is fully supported by LB Ealing Parks and EF confirmed this.

- **POAG recommended the allocation of £10,000 from the Parks and Open Spaces contribution from the Castle Hotel (2144650OPDFUL) to the project: SSP 24-32: Improvements to Midland Terrace Playground and Victoria Gardens**

LB Ealing SSP-24-33: North Acton Public Realm: Highways S106 Works North Acton Station Square

JS introduced the item. Noted that a significant sum was requested towards the delivery of step-free access at North Acton Station Interchange, which is to be transferred to either Transport for London or London Underground, as per the S106 covenant. Also noted that other funding would be used towards a suite of highways improvements works, comprising:

- Re-modelling the junction of Wales Farm Road with Victoria Road;
- Delivering an Accident Remedial Scheme on Victoria Road to the west of Holbrook House;
- Providing a quiet cycle way between Gypsy Corner and Ealing Broadway;
- Providing disabled parking bays within the vicinity of Holbrook House; and
- Improving pedestrian crossing facilities between Gypsy Corner and Acton Main Line Station.

EW and TC noted that the principle of allocating the funding before expiry of the contributions was practical but noted the need for

	<p>integration with wider works in the North Acton area, including improvements to the gyratory.</p> <p>EY supportive in principle, and noted the relationship with other projects. Suggested the need for a wider North Acton highways project plan.</p> <p>EW agreed with this, and also flagged the need for an integrated strategy for disabled parking bays.</p> <p>CH noted the need for liaison with TS at LB Ealing Highways, and it was agreed that a meeting would be set up accordingly.</p> <p>MP sought clarification on the recommendation was in light of these discussions.</p> <p>EW clarified that the funding for North Acton Station Step Free Access should be recommended without caveat, and transferred to TfL or London Underground, as relevant, as soon as possible. The other contributions should be allocated, subject to integration with wider North Acton highways projects.</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £220,037.25 (Holbrook House, 16113OPDS), without caveat, to the provision of step-free access at the North Acton Station interchange • POAG recommended the allocation of £188,757.45 to the following items, subject to integration with wider North Acton highways projects, including the North Acton Gyratory Improvements and Public Realm Improvements: <ul style="list-style-type: none"> - £53,930.70 (Holbrook House, 16113OPDS) towards the re-modelling of the junction of Wales Farm Road with Victoria Road - £53,930.70 (Holbrook House, 16113OPDS) towards the provision of an Accident Remedial Scheme to the west of Holbrook House - £26,965.35 (Holbrook House, 16113OPDS) towards the provision of a quiet cycle way between Gypsy Corner and Ealing Broadway - £26,965.35 (Holbrook House, 16113OPDS) towards the provision of disabled parking bays within the vicinity of Holbrook House - £26,965.35 (Holbrook House, 16113OPDS) towards the provision of pedestrian crossing facilities between Gypsy Corner and Acton Main Line Station. 	
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5	Update on Project Statuses	
	<p>JS noted the SSP tracker that was circulated with the agenda, and requested an update on LB Ealing Parks projects.</p> <p>BD requested clarification on which LB Ealing Parks projects required updates, which EW and EY clarified as the following:</p> <ul style="list-style-type: none"> - SSP-24-02: Acton Cemetery Footpath Works - SSP-24-03: North Acton Playing Fields: New Sports Infrastructure - SSP-24-04: North Acton Playing Fields: Gardening Club - SSP-24-05: North Acton Playing Fields: Playground Refurbishment - SSP-24-04: Tree Planting Programme - SSP-24-27: North Acton CPZ (Highways) <p>EY is meeting with Chris Welsh, at LB Ealing, on 15th October, who will provide an update on the Parks projects.</p> <p>MP provided an update on SSP-24-22: Bramshill Road Open Space and Harley Road Trees, with four different design options having been identified for Bramshill Open Space, and survey work underway to identify realistic tree planting locations along Harley Road.</p> <p>EW provided an update on the North Acton Gyratory Study, with the project team currently working towards a preferred option.</p> <p>CH provided an update on SSP-24-07A and SSP-24-07B. Design work is progressing; highways and hard landscaping designs have been completed for the triangle site and the decluttering of Victoria Road. Soft landscaping design is underway. Queried if any underspend from this project could be allocated to the next in a sequence of North Acton Public Realm projects identified in the North Acton Public Realm Prospectus. POAG members agreed that an update on this be taken to January's meeting for formal noting.</p>	
AOB		
	No AOB was raised.	