

POAG Minutes – 4 April 2025

Meeting Name: Planning Obligations Advisory Group – April 2025

Date: 4 April 2025

Time: 11:00 AM to 11:30am

Location: Teams (Remote)

Attendees	
James Stanfield (OPDC – Chair)	Paul Lewin (LB of Brent)
Tom Cardis (OPDC)	
Claire O'Brien (OPDC)	Ben Dixon (LB of Ealing)
James Hughes (OPDC)	Thomas Szydlowski (LB of Ealing)
Peter Farnham (OPDC)	
Rebecca Miller (OPDC)	Matt Patterson (LB of Hammersmith and Fulham)
Ketan Lad (OPDC)	
Paolo Nistri (OPDC)	
Tricia Reynolds (OPDC)	
Marissa Dawkins (OPDC- Notes)	

Apologies	
Emma Williamson (OPDC)	Agnes Callaghan (OPDC)
Acacia Hasler (OPDC)	Victoria Abel (LB of Hammersmith and Fulham)
Eleanor Fawcett (OPDC)	

ITEM		
Minutes of POAG Previous Meeting		
1	<ul style="list-style-type: none"> Adoption of POAG minutes from 10th January 2025 minutes were agreed. 	
CIL/S106 Update		
2	JS gave an update on S106 – Two S106 agreements were signed at the end of March 2025 which will be reflected in the next report that comes to POAG: <ul style="list-style-type: none"> 5-7 Park Royal Road 17 Western Road 	
Review of SSPs		
3	<u>SSP-25-08: Ealing Air Quality Action Plan 2022-2027</u> BD noted that the Ealing Air Quality Action Plan covered the borough of Ealing but there is a particular focus on OPDC area where pollution is known to be particularly high. There are 11 passive and 3 active monitoring stations within the OPDC area. The stations provide	

information on the pollution hotspots. The funding will go towards the cost of equipment, staffing and to adapt the air quality plan.

- **POAG recommended the allocation of £109,020 from 140 Wales Farm Road, Acton, London, W3 6UG (172682FUL)**

OPDC - SSP-25-09: North Acton Station Square Activation

KL introduced the item and requested funding to deliver an activation project at North Acton Station Square. Ealing has marketed the square for business units. Republic Community Projects has been confirmed as the preferred bidder to establish these business units and activate the square. The proposal involves developing low-carbon huts, and would cover capital costs of 1 hut and 1 year rent for tenants.

Funding would be used to activate the square, support local jobs, and the huts will be made locally with local materials. The whole project will allow businesses to grow beyond the 5-year lease and break clause with a commitment to relocate businesses to other sites in the area where possible.

- **POAG recommended the allocation of £19,000 from The Castle Hotel, Victoria Road, Acton, London, W3 6UL (21/4465OPDFUL)**

SSP-25-12: Skills for Growth Programme

PN introduced the item. Last month the Mayor of London launched the London Growth Plan. The OPDC has its own economic vision, which dovetails with this plan, and sets out ambitions and plans for economic development in and around the OPDC area, working with the partner boroughs and stakeholders. The funding request is for investment into the following three areas:

- Skills – Invest in the commissioning of programs that will develop pathways for residents through training and into employment in key growth sectors like film and TV.
- Business to Business support – offering business support to local businesses in the OPDC and surrounding areas.
- Education – Partnering with the boroughs to work with students to give them the skills and networks they will need for the future.

OPDC are also contributing £150,000 of their own funding.

- **POAG recommended the allocation of £271,344 from The Land at Bashley Road: Training & Skills Contribution (20/0037/FUMOPDC)**

SSP-25-10: Controlled Parking Zones: Wesley Estate and Park Royal Industrial

JS introduced the item and explained that there is a Controlled Parking Zone (CPZ) in the Park Royal Industrial estate which has put pressure on the Wesley Estate which is also a CPZ area. The funding request aims to explore solutions that can address both issues.

BD added that this effort is focused on reviewing and refining the current measures to ensure they benefit the residents of the area and estate.

RM inquired whether the study could also consider Midland Terrace and Shaftsbury Gardens, which has also felt the impact.

JS responded that the Section 106 covenants were broad enough to enable this, provided that funding can cover multiple sites. He requested that it be noted in the recommendation to the CFO that if there is enough funding, it should also be used to examine the wider impacts.

BD thanked RM for the suggestion and agreed with Wesley Estate as the focus and if there is any underspend it would be used to investigate the other areas (Midland Terrace and Shaftsbury Gardens).

PL suggested collaborating with the London Borough of Brent's Highways team. BD asked PL to email him the contact details and he will forward them to TS.

POAG recommended the allocation of £15,873.00 from Wales Farm Road, Acton, London (172682FUL), £28,190.21 from 6 Portal Way, Acton, Ealing (161144FUL) and £5,370.20 from 6 Portal Way, Acton, Ealing (192597OPDFUL), with scope for the project to include Midlands Terrace and Shaftsbury Gardens if funding allows.

SSP-25-11: St Ann's SEN School Expansion

BD informed the group that St Ann's School is not located in the OPDC area, but it is the closest SEN (Special Education Needs) school within the borough that offers this specific type of SEN provision. The St Ann's School will benefit children in Ealing and the OPDC area if their needs align with what the school provides. Ealing will try to match children to the school that best serves their needs, if possible, not necessarily to the closest one. The main focus will be to support children within the borough and will include those in the OPDC area.

- **POAG recommended the allocation of £311,097.75 from The Perfume Factory, Wales Farm Road, Acton, London, W3 6UG (181062OPDFUL)**

	<p><u>SSP-24-07B: North Acton Public Realm Delivery (Update)</u></p> <p>KL noted that this is an update to previous papers presented at POAG in 2024. There is an underspend against the SSP, and a request is being made to slightly repurpose funds that were partially spent on The Triangle project. The team is collaborating with Ealing highways to improve the area and develop a landscaping scheme. Funding is being requested to support:</p> <ul style="list-style-type: none"> - Landscape design consultancy to develop a landscape scheme for the square. - Capital improvements to the square. - Two years long-term support for landscaping to the square. <ul style="list-style-type: none"> • POAG recommended the amended scope of the allocation of £200,000 from 6 Portal Way (161144FUL) and £62,500 from The Perfume Factory, Wales Farm Road, Acton, London, W3 6UG (181062OPDFUL) <p><u>SSP-25-13: North Acton Non-Residential Uses Study</u></p> <p>TSZ informed the group that Ealing, OPDC and Imperial are collaborating to coordinate the various non-residential uses in the North Acton area. Consultants have started already begun their work and delivered baseline findings to assess the current position.</p> <p>MP queried if the request was for public realm improvements or a strategy.</p> <p>TSZ confirmed that the request is to fund a study that coordinates different developments and uses.</p> <p>[comment made by email:] PN would like to note that ideally s106 should be focused on delivering improvements rather than studies. This particular application for funding for the study has therefore been made (and agreed) by exception following approval from the developer to spend it on the study.</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £19,805 from 140 Wales Farm Road, Acton, London, W3 6UG (172682FUL (PRX69) 	
	Update on Project Statuses	
4	JS presented the project report to the group. No Items were raised.	
AOB		
	None	