

# MINUTES



**Meeting:** OPDC Residents' Panel

**Date:** Thursday 12 February 2026

**Time:** 6.00 pm

**Place:** Boardroom, 6 – 8 Victoria Way, North Acton, W3 6FF and Microsoft Teams

**Present:** Matthew Carpen (MC) - OPDC CEO – Chair of meeting  
Karen Buck (KB) - OPDC Chair  
Sarah McCready (SM) - OPDC Board member  
Matt Neylan (MN) - OPDC Head of Comms & Engagement  
Emma Williamson (EW) - OPDC Director of Planning  
Martin Harrison (MH) – OPDC Head of Governance (minutes/actions)  
Peter Gow (PG) – HS2 Project Client Director  
Kimberley Royer-Harris (KRH) – HS2 Senior Engagement Lead  
Colin George (CG) – Harlesden Neighbourhood Forum  
Theresa Magee (TM) – Wesley Estate Residents' Association  
Henry Peterson (HP) – St Quintin & Woodlands Neighbourhood Forum  
Ewa Cwirko-Godycka (ECG) - Midland Terrace/Shafesbury Gardens Residents Group  
Amanda Souter (AS) – Old Oak Neighbourhood Forum (Teams)

## **1 Welcome and Chair's Opening Remarks (Item 1)**

1.1 The Chair welcomed those present to the meeting.

## **2 Apologies for Absence (Item 2)**

2.1 Apologies for absence had been received from Maren Strandevold (Wells House Road Residents' Association), Faye Thomas (Friends of Wormwood Scrubs) and Mark Walker (The Island Triangle Residents' Association).

## **3 Minutes / Actions of the previous meeting (Item 3)**

3.1 The minutes of the previous meeting on 6 November 2025 were agreed. Actions would be covered during discussions as the meeting progressed.

3.2 There was one matter arising. ECG drew attention the recent consultation on Wesley Playing Fields of which resident groups had not been fully aware. It

was agreed that future consultations should be shared with residents' associations as another avenue to engage the community.

#### **4 HS2 update (Item 4)**

- 4.1 PG provided a verbal update, beginning with the latest project update video (link here: [HS2 Project Update, January 2026](#) ). A link to the video would be circulated to members. In addition, the following areas were also highlighted: commencement of tunnelling to Euston; road modifications around Old Oak Common Lane; ongoing work on the underground station; the upcoming meeting of residents with Mark Wild; and an announcement on the reset scheduled imminently.

**ACTION: Link to update video to be circulated to members - MH**

- 4.2 KRH confirmed that she would provide an initial response to residents' questions in the next few days with a fuller response in the next 2 – 3 weeks. In response to further questions, PG reported that tunnelling to Euston would take approximately 18 months, but the tunnel would then need to be fitted out. The current logistics tunnel would be used to feed the rail system construction.
- 4.3 It was noted that residents would be meeting Ian Killingbrook from TfL on 3 March to discuss cancellation of the 228 bus route and other matters in the area. It would be helpful to have OPDC and HS2 representatives at the meeting. TM would also attend. **ACTION: AS would forward invite to EW in order to arrange OPDC attendance – AS / EW**

#### **5 Questions / Key strategic matters from Residents representatives (Item 5)**

- 5.1 HP highlighted the following areas:

- The timeline and process for the Masterplan Framework and procurement (see OPDC update, para 6.1, below).
- The relationships between OPDC, Greater London Land and Property (GLAP) and the GLA's Housing and Land Directorate, particularly in relation to loans for OPDC's Land Assembly programme. MC reported on regular liaison meetings between OPDC and GLA and, while the reports for the liaison meetings were not public, items that were discussed were covered in public papers to Board and its sub-committees, although recognising the commercial nature of some items where information would need to be included in private reports. It was acknowledged that, from the outside, internal relationships were not always easy to follow therefore, for the next meeting, a note on process and accountability, scrutiny and delegations in place would be presented.  
**ACTION: Briefing on relationship with GLAP / GLA Housing and Land to be scheduled for next meeting – MH**

- The status of the Masterplan Framework, with specific concerns on the statements that future applications must have regard to the Framework

and that Old Oak was extremely well connected. OONF maintained its position (as per its letter to OPDC of 8 February) that the Masterplan Framework, as a non-statutory document, would carry limited weight in future decisions on planning applications. EW affirmed her position that the weight afforded to the Masterplan Framework would be determined when there was a planning application under consideration.

**ACTION: EW would consider and respond on any further specific points beyond those already sent to HP.**

- The Old Oak Neighbourhood Forum proposals for a draft Neighbourhood Plan would be discussed at the next meeting. HP had shared a slide pack in advance of this meeting for consideration. Residents were keen that OPDC should recognise where there were material changes and retain the ability to adapt accordingly.

## 6 OPDC Update (Item 6)

- 6.1 MC presented a slide setting out the timeline for the process to procure the master developer and provided an outline of the tendering process. Due to the commercial nature of the process, the technical detail was controlled but MC would check on what detail could be shared at this forum.

**ACTION: MC to check on further detail about the process that can be shared at the next meeting.**

**ACTION: Slide to be circulated to all members - MH**

- 6.2 EW provided an update on the latest planning activity including:
- Ongoing consultation on the day centre application.
  - Ongoing negotiation on the S106 agreement for the Minerva Road energy centre.
  - Application for Old Oak Common Lane bridges which should be ready for the February Planning Committee meeting.
  - Live application at 2 Scrubs Lane which may be ready for the March Planning Committee meeting.
  - Schemes at the pre-app stage, including the Barratt / Asda scheme and Elvedon Place.
- 6.3 On One Portal Way and Imperial College's proposals for 1,926 student bedrooms, OONF had previously expressed written concerns that the College's S96A application had been granted consent via a delegated decision, despite objections and requests that the application be referred to the Planning Committee on 19 March.
- In discussion, residents suggested it would be helpful to know the occupancy rate of student accommodation that had already been built. There was also acknowledgement that planning notices were difficult to understand. SM reported that, while the notices had to meet statutory requirements, at Barking Riverside, these had been accompanied by cover notes written in clear and simple format/language. There had also been engagement via social media,

but it was important to engage via a multiplicity of channels. The importance of removing old notices was also noted.

**ACTION: EW to review planning communications, recognising that there are statutory requirements in some language and to remove old notices.**

- 6.4 EW presented a slide deck on data centres. In discussion, issues around water usage by the centres was raised and the impact on water pressure in the local area. HS2 use of water was also suggested as another potential impact on water pressure.

**ACTION: Noting HS2's strategic relationship with Thames Water, PG would further consider the issue of water pressure.**

**ACTION: Slide presentation to be circulated – MH**

- 6.5 MN presented a slide pack providing updates on Wesley Playing Fields, the 2026 Small Grants Scheme and the OPDC Community Engagement Strategy.

- 6.6 In discussion, MN explained that officials chose the Small Grant themes and made decisions on the awards. This process had developed but it was acknowledged that this could be an opportunity to involve Panel members. Residents also raised the issue of lacking sufficient time and resource to apply for grants, not just with OPDC and HS2 but more widely. It was noted that digital applications can be helpful, but they can exclude certain communities. It was also suggested that, under the previous Chair, consideration was to be given to OPDC bringing a team member on board who could work to assist residents.

**ACTION: To check background around suggestion of bringing a team member on board to assist residents - MH**

- 6.7 An update on the Community Engagement Strategy would be brought to the next meeting of the Panel.

## **7 Forward planning (Item 7)**

- 7.1 MC suggested the following themes as possible items for discussion at future meetings: Youth Zone; skills; meanwhile use; criteria for funding; public realm focus; and a visit to a data centre. Other suggestions included: consideration around age demographics of the area and occupancy rate studies, noting that the student population was increasing but student populations tended to be more transient; a reflection on the Mitre Bridge Canalside cluster / high density car-free schemes and related public transport issues. Any further suggestions should be sent to MH.

- 7.2 The next meeting was currently scheduled for 5<sup>th</sup> March. As this was only 3 weeks away it was agreed that this meeting would be cancelled but, the agenda for the forthcoming Board meeting on 26 March would be shared by correspondence. As Board meetings were now scheduled through to June 2027, future Panel meetings would be scheduled to feed into these.

**ACTION: Agenda for Board meeting on 26 March to be shared by correspondence – MH**

**ACTION: RP meeting on 5 March to be cancelled - MH**

**ACTION: RP meetings to June 2027 to be scheduled – MH**

**8 Any Other Business the Chair Considers Urgent (Item 8)**

8.1 The following items were raised:

- Noted that EW and planning colleagues would meet with HP to discuss OONF proposals on a neighbourhood plan and an extension of the current Old Oak neighbourhood area. Some provisional dates had been suggested.
- AS noted HS2 plans to fell a number of trees and asked whether this was essential or if there was a protection order on them.

**ACTION: PG and EW would check and review.**

8.2 The Chair thanked attendees and closed the meeting.