

Minutes of the Marylebone Forum Committee Meeting- 22nd January 2020

Held at The Howard de Walden Estate Offices, 27 Baker Street, London W1

Present:

Yael Saunders (chair) (YS), Andrea Merrington (AM), Tim Carnegie (TC), Michael Bolt (MB), Ian Macpherson (IM), Leonora Schofield (LS), Simon Loomes (SL), Richard Lovell (RL), Sarah Buttleman(SB), Dan Johnson (DJ), Rev Stephen Evans (SE), Penny Alexander (PA)

Attending as observer: Alan Bristow (AB), Isabelle Faulkner (IF)

Apologies

Sheila D' Souza
Ann-Marie Johnson
Kay Buxton
Kevin Coyne
Rosa Han

1. Welcome, Introduction, apologies and Thanks

YS welcomed everyone and thanked Howard de Walden Estate for hosting the meeting. YS also announced that AB and IF were present as observers and could maybe become in the future an additional resident and business member of the committee.

2. Minutes of 5th December 2019

IM- would like the minutes revised to better record what he said at that last meeting.

3. Neighbourhood Plan: review Emerging Policies V9

Thanks to TC for the revised document

Mary 1- Open Space- policy wording has been revised to reflect a open space policy. IM- questioned the wording within the proposed policy as compared to City Plan as it seems to repeat the existng policy.

TM- Area wthin the northwest of Marylebone shows playspace deficiency

SE- are we asking the private green spaces become public?

MB- section c within policy 35 already protects open spaces

SE- how the open spaces we already have can help to improve public health and air pollution- can the policy be revised to state this?

MB- CIL funds can be used toward these improvement and could become wording within Neighbourhood plan?

AM- revise the policy wording again and revist this policy to reflect committee discussion

TC- mention that we support policy 35 section c

SB- open spaces are not only green spaces which include drinking fountains and public toilets.

Mary 12- Small Retailers

SL- we should not be putting any more stress on retailers within the Marylebone Area

MB- agree and take SL's point-

TC- there is a link on the document on policies sent before Christmas that everyone can adapt.

TC- has looked at this and drafted a policy with a map and photos to show where there may be an opportunity to have a change of use to residential or office

SL- greater flexibility to allow for units to continue to be in use without remaining empty for long

SL- raised the point of the current planning policy restricting the amount of non-A1 uses in a row could delay or prevent the re-occupation of empty shops where retail demand is already weak.

YS- agreed policy to be re-worded

Mary 11

SL- still has an issue of this policy creating economic constraints- we need to be providing more flexible space for SME's etc as this is way the market changing

MB- Concern from Marylebone Association Members and it has been raised

DJ- as long as this policy has the most flexibility then it can be supported

AM-are we just trying to protect lateral conversions and demolition of unlisted buildings of merit with this policy?

IM- We need to reference current evidence to support the policy

SL- we all want the same thing- to protect small business

YS- this policy is to be re-worded

Edgware Road- Mary 13

SL- and KB had a meeting with Gerald Eve and SL will share this note with YS to share with committee members for further comment.

TC- We need to be sure that this policy does not create displacement

SB- can this include the old Marylebone Road?

YS- this is included

Mary 9- Trees

YS- It was suggested and agreed that sub-committee would be formed- DJ, AM and TC to draft this policy as part of Mary 1

Mary 5 – Basements

All agreed this policy going forward

Mary 6- Retained Façade

AM and SL have not agreed this policy

MB- It is unlikely that we are going to get agreement from the businesses- therefore The Marylebone Association has agreed that this policy can be parked subject to resolution and agreement of other policies included within the plan.

Mary 7- Car Parking-

TC and SB- met and have slimmed down this policy and TC reviewed this

AM- Did we want to add anything on car club membership- TC covered in current City Plan policy

SE- bike hire- can we create a policy on this much like the rickshaws?

AM – this can't be a policy but can form wording within the plan to say that we don't support this within our neighbourhood area.

YS- policy agreed

MARY14- Environmental Policy

TC- drafted a policy

AM- happy to draft further wording with TC

SE- have a look at the wording to remove references to anything being negligible

YS- requested that the committee please review and draft new policies (where required) before the next meeting to discuss and agree further.

With the policy discussion it should be noted that IM made the suggestion that a site specific policy should be included relating to any large properties in Marylebone which have remained empty or under-used for many years. An example of this is The Samaritan Hospital at 161-173 Marylebone Road which is a listed building. It was stated that its basement is in use for plant to serve the neighbouring Western Eye Hospital.

4. Forum Admin (website, AGM, minutes, e-mails/ mailchimp)

AM- will be stepping down as secretary at the next AGM

SB- should we have a go at recording the minutes and MB will create a bullet point note of the meeting- with the idea to try this at the first meeting after AGM?

YS- we need someone to manage admin- e-mails... etc

PA- BID's have very small admin and a suggestion would be to use a remote admin service- PA can e-mail the rates of the person Baker St Quarter use

AM suggested review of what the secretary position means and then how the rest of the admin tasks will be dealt with .

CIL Update

SE- have had a letter to approve but have been told that they should apply for further funding. Application form will be circulated in due course.

The meeting was adjourned at 10:00am