

Marylebone Neighbourhood Plan- Sub- Committee, Meeting Notes

10:00am, 18th June 2021, On Teams

Present:

Simon Loomes, Guy Austin, Rev Stephen Evans, Penny Alexander, and Andrea Merrington

Apologies

Steven Wong

1. Welcome and Introduction

AM welcomed everyone and thanked them for joining the sub-committee to help move the neighbourhood plan forward with the policies created to date.

SL- stated that we should get our comments together on the draft policies, keep the number of policies small but effective to help the Forum reach the goal of creating a plan to access the additional CIL funding available once a plan is adopted - All agreed.

2. Review of Draft Policies

AM- reviewed the slide deck as presented to the Forum Committee at the last forum full committee meeting to confirm the direction going forward but also to discuss what needs to change and what needs to be added in where they may be policy gaps in the draft plan to date.

AM reviewed the forum area boundary and reminded the committee that we will need to choose the appropriate time to engage and consult with the community on a plan going forward and whatever policies we choose to draft to show that we reflecting upon this large area.

SL- Raised the point of Marble Arch being part of the Forum boundary and that this has always been identified as an area of public realm improvement. This should be used as an example to show that the forum supports the future regeneration of public spaces. (This should be included as statement)

Examples of spaces around the forum area should be included with a potential draft policy to show that the Forum supports the beneficial regeneration of public spaces OR sites of strategic importance around the forum area.

Policy 1: Greening Marylebone

AM- reviewed the policy and stated that there is still more text that needs to be added & asked the question of whether this policy is just about “greening” or is it about wellbeing and/or sustainability?

SE- raised point around S106 and CIL monies and the unspent money regarding Paddington Street Gardens North (for example). Existing green spaces need to be considered in terms of their future uses how new spaces can be created such as pocket parks (as raised by e-mail by Shelia D’Souza).

AM- raised the point that the CIL sub committee group was going to approach Dan Johnson with regards to preparing a neighbourhood study to identify potential new green spaces or pocket parks. This has been actioned by Andrea Merrington and Shelia D'Souza and we are waiting on a fee quote from him.

PA- noted that Baker St Quarter has a greenery action plan which could feed into Dan Johnson's future study- all agreed.

SE- would like previous schemes which have included greening around Marylebone including the rain gardens on Marylebone High Street to be considered within a future Marylebone study including potentially where there has been push back from WCC in the past on the creation of green spaces.

PA-stated that the plan should have an explanation and focus on- in the broader sense (wellbeing, health and happiness) which helps to explain what this plan is, so the general public understands what this plan can achieve and what it can't.

PA- stated that it is also important to weave sustainability throughout the plan through the policy and non policy sections to show that the forum (for example) will support CIL applications that have a focus on sustainability and are beneficial to the area.

AM proposed that either a policy or some wording around sustainability should sit as Policy 1 but also wording around sustainability should be the headline of our plan and be the golden thread which runs throughout this neighbourhood plan.

SL- noted the BSQ, Portman Estate and NVEC all use the same sustainability advisors (Bio-Regional) which brings forward the 10 channels of sustainability.

SL indicated that they may be able to help advise on this part of the plan and he would speak to them. - **SL TO ACTION**

GA- raised that Policy 8 should become Policy 1- all agreed.

GA- raised Cavendish Sq should be added to open spaces list and trees and over maintenance of trees should be included within this policy- all agreed.

Policy 2: Play Space

AM- thinks this should sit within a greening policy but believes that the protection of play spaces is important within Marylebone.

SE- that maybe the Greening Policy should have a focus around wellbeing or wellness so it could include play spaces and air quality?

AM- suggested a policy could be created around Biodiversity (planting and trees) and a separate policy around wellbeing and play space which sits directly after a "protection of biodiversity policy could work- all agreed.

PA- added that the word space is important because it includes areas for wellbeing and reflection which reinforce the need for pocket parks areas for reflection.

3. Policy 3: Basements

AM- stated that this policy should fall away as basement are already heavily covered by current policy within the City Plan and the draft Environment SPD and the Code of Construction practice as dictated by the City Council.

SE- agrees, however this policy should be checked to ensure that there isn't anything which the forum would like to cover in this policy which is not included within London Plan or City Plan policy- **AM will double check this point**

All agree that this policy should be removed.

4. Policy 4: Car Parking

GA- it feels uncomfortable with restricting additional residential car parking permits in the area and believes the Forum should be supporting certain sectors of a community who genuinely need a parking permit.

PA- We should correlate the use of car parking spaces in Marylebone against the provision of spaces so when looking at greening projects and the creation of green spaces this can be justified against the loss of resident car parking spaces. Parking should only be provided where it is needed with official data to support this.

AM- Policy should be re-framed to support our sustainable thread throughout our plan whilst still providing parking for those in Marylebone who genuinely need parking spaces.

SE- This needs to be a transport policy OR a Sustainable Transport Policy. This policy also needs to be clearer around the support for cycling and walking (Green transport option) and we should have some text around which addresses idling and the 20 mile per hour.

PA- Positives around cycling parking, EV charging, walking should all form part of this policy.

All agree policy needs to be reframed around sustainable transport.

5. Policy 5: Small Business Use

SL- WCC currently consulting on affordable workspace and new policy coming through.

SE- this covers diversity of use so maybe it should maybe be called a Diverse Business Use policy

Policy 6: Small Retail Use

All agree we should have wording to support this but should form part of the policy above

All to consider- the wording around this policy as well as sub-text to this policy

6. Edgware Road

AM- this is an important policy to include and we should invite Kay to the next meeting to help frame this further.

AM- Does there need to more area based policies like the above in the plan as this is such a large forum area?

SE- Maybe the above policy needs a broader heading which would allow more areas to be added to it in the future.

PA- does this policy allow the space to identify the site specific areas which were discussed at the beginning at the meeting.

SL- stated a matrix be created from the Edgware Road insight study where the generic policies within the study could sit in comparison to potential other sub-districts to see if the generic policies cover the other areas of concern within the forum areas as suggested (such as Marylebone Road, Great Portland St, Oxford Street etc)

PA- what would the policy including wider areas like to achieve?

AM- should we try and answer what we would like to see in the future for these areas according to the 10 year plan period to then see how effective a policy might be?

SE- in addition to the above a study which identifies buildings of merit or listed buildings within our site specific areas maybe helpful and would be popular with residents in the area as a means of further protection of spaces.

AM- to share the protect views documents from the previous WCC Unitary Development Plan

7. Next Steps

Next meeting- Monday 5th July 9:00am- via Teams