

MINUTES LOTS ROAD NEIGHBOURHOOD FORUM GENERAL MEETING

Date: 21st February, 2024 – Worlds End Studios

1. APOLOGIES FOR ABSENCE, MINUTES OF THE AGM, MATTERS ARISING AND ADOPTION OF THE AGENDA

- 29 Forum members were present, representing a quorum of the Forum. Apologies had been received from Gillian Best, Kush Kanodia, Giso van Loon, Veronica Ricks and Kerry Davis-Head.
- Minutes of the AGM have been published on the website, if anyone has any comments or amendments please contact the Chair.
- The Agenda was adopted as below.

2. LOTS ROAD SOUTH DEVELOPMENT

- The Chair (RJ) summarised the current status of the Lots Road South Project:
 - I. Original proposals (of 150 new homes, 65 affordable care homes and 5000 SQM Retail space) has grown into 270 new living units in order to accommodate H&F requirement for parity on affordable homes with RBKC. The scale of this development will place intolerable demands on the local infrastructure that remains unchanged, especially as this development comes on top of Chelsea Waterfront, which is yet to be occupied.
 - II. Mount Anvil (developers) have made an alternative proposal with a publicly accessible central courtyard but this will have to be offset by taller buildings and greater massing.
 - III. Mount Anvil have paused work pending new instructions from RBKC expected Easter 2024.
 - IV. In discussion Forum members reiterated concerns over: scale/quantum of development, bulk and massing with ‘canyonisation’ of Lots Road, lack of transparency over financials, negative impact on local facilities, lack of public transport, parking/congestion, need for easier communications between Lots Road and Fulham.
- Next Steps on Lots Road South Project:
 - I. Continue to press Mount Anvil/RBKC on scale of development and key issues.
 - II. Consult locally on what residents **positively** want included as well as what they do **not want**.
 - III. Ben Coleman to facilitate discussions with H&F Planning Dept (in conjunction with RBKC Planning) to help work more collaboratively when new proposals come forward.

3. Q&A WITH CLLR BEN COLEMAN, DEPUTY LEADER H&F COUNCIL AND PROSPECTIVE LABOUR CANDIDATE FOR MP FOR CHELSEA AND FULHAM

- Ben Coleman introduced himself and his work at H&F. Then followed a lively discussion on issues affecting the Lots Road area, bordering as it does both boroughs, including the South Fulham Clean Air Neighbourhood project, the Houseboats and the Lots Road South Development

4. RBKC'S NEW LOCAL PLAN

- RJ summarised the New Local Plan process and issues, specifically:
 - I. The Planning Inspectors main modifications concerning Lots Road South, ensuring it was employment led and capping gross residential units to ‘around 100’ and gross affordable extra care units to ‘around 65’, have been totally rejected by RBKC Planning Dept, removing the employment led test and removing the caps on new homes and extra care units.

- II. LRNF have already formally written to complain to the Planning Inspector and the RBKC CEO. The LRNF has also written an Objection as part of the Public Consultation.
- III. Chair and Deputy Chair are to meet RBKCs new Executive Director for Environment and Neighbourhoods (Beau Stanford-Francis) on 15th April
- IV. LRNF Members are asked to object during Public Consultations (which closes 12th March). RJ to circulate suggested wording and method to facilitate process for Members.

5. BATTERSEA BRIDGE SAFETY CONSULTATION ON BATTERSEA BRIDGE

- TFL over-ruled a number of recommendations made by RBKC and joint local residents associations known as the 'Chelsea Plan' resulting in a final proposal of:
 - I. All four arms of junction to have green man pelican crossings
 - II. Ban on left hand turn from Cheyne Walk into Beaufort Street
 - III. Bus Lane running east from Royal Hospital to Battersea Bridge (for the 170 bus)
 - IV. Refusal to allow traffic from the Embankment left over Chelsea Bridge bringing all the traffic to an already congested Battersea Bridge
- TFL now need RBKC permissions to start work on Beaufort Street so hopefully some leverage to improve matters.

6. PLIGHT OF THE CHELSEA HOUSEBOATS

- I. **19th Dec 2023** - Planning Applications Committee rejected RBKC officers and agreed there had been a breach of planning controls
- II. **31st Jan 2024** – Full Council approved Ward Councillors resolution for River Thames Conservation Area Management Plan
- III. **27th Feb 2024** – Planning Application Committee scheduled to consider RBKC Planning Dept further paper arguing there is no harm and no need for enforcement to remedy the breach identified at the early meeting and setting a dangerous precedent for more mega apartment boats in the future. Forum members expressed their strong disagreement with the position of RBKC officers.
- IV. The meeting adopted a Resolution setting out why the RBKC officers are wrong and calling on the PAC to order immediate enforcement. The Resolution to be sent to all RBKC Councillors and the CEO.
- V. All members asked to attend the Planning Application Committee on 27th Feb at 6:30pm at the Council Chamber to show support and solidarity.

7. NCIL APPLICATIONS AND OTHER INITIATIVES

- I. First CCTV Camera installed at Tadema Road
- II. Acoustic Camera being Installed on Cheyne Walk (riverside going East) to reduce loud cars and motor-bikes
- III. Funding for Chelsea Riverside is £41,198 for the 2024 application round, which is clearly very limited in scope. Projects for more CCTV cameras and bike storage between the Academy and Worlds End Studios have been identified. Please forward any further requests/suggestions to info@lotsroadforum.org .

8. NEXT GENERAL MEETINGS

- Friday 22nd March - 5.30pm - at which we will have The Rt Hon Greg Hands MP, our current MP who will be standing again at the next election
- Wednesday 24th April - 5.30pm at which we will have Blaise Baquiche, our Liberal Democrat parliamentary candidate