

# Federation of Residents' Associations of Barnet (FORAB)

Chair: Gordon Massey

Contact: Secretary, Rob White rob@eastbar.net or 07944 821093

## Minutes of the Meeting held at 7pm on Wed 16 Nov 2022 via Zoom

### Present:

Gordon Massey	Barnet RA	Chair
Rob White	East Barnet RA	Secretary
Salim Sabri	West Finchley RA	Treasurer
Daniela Boyce	Lodge Lane N12 RA	
Derrick Chung	West Hendon RA	
Jessica Howey	Railway Terraces RA	
John Dix	New Barnet Community Association	
Karen Miller	New Barnet Community Association	
Paul Flashman	Totteridge RA	
Peter McCluskie	Hampstead Garden Suburb RA	
Peter Pickering	Finchley Society	
Robert Shutler	Woodside Park RA	

### Introduction

Gordon welcomed everyone to the Zoom meeting, it was agreed at the last meeting to continue using Zoom at least for this year.

### Agenda:

#### 1. Apologies for absence

David Thompson – FBWRA, Frank Orman - MHRA

#### 2. Annual General Meeting;

##### o Report by the Chair

Mostly to discuss development proposals  
Local Plan EIP (examination in public - see below)

##### o Adoption of accounts for 31 December 2021

Circulated before the meeting, adopted  
Agreed to waive subscriptions for the coming year

##### o Election of Officers

Chair - Gordon Massey  
Secretary - Rob White  
Treasurer - Salim Sabri

##### o Resolution to update bank account signatories

Agreed

##### o Minutes of previous meeting

Accepted

##### o Matters Arising

- **Levelling up / Housing** bill through committee, TV has been actively influencing, to oppose national policy. Amendment to introduce 3rd party

right of appeal

- **ULEZ**: leader Barry Rawlings says Council will support it

### 3. Local Plan Examination In Public

See Gordon's notes attached below. Matters / questions arising:

- 8 storeys is definition of "Tall". Council has put a lot of qualifications on future applications for tall buildings, possibly as a result of the political change in the Council

- **John**: Planning Officers don't implement Plan policies properly. Gordon: - RAs important role to push back and remind them of the policies. Peter: if we get right to appeal, then non-conformance could be reason for appeal

- Awaiting inspector's report. Could take a long time if it's challenging and the Council have to re-examine

### 4. Update on major schemes

#### o B&Q

**Jessica**: Excessive height scale & massing - fail to respect, to detriment of area, not high quality or sustainable. Going to be Rule 6 at the Inquiry after Gove called it in.

#### o Cockfosters Station

**Rob**: permission granted but vetoed by SoS Transport (Shapps) due to essential use as Park & Ride. SoS Levelling Up, Housing and Communities (Gove) put a hold on it to review. TfL may challenge those decisions. We don't believe financially viable without huge grants

#### o Arnos Grove Station

**Rob**: passed at appeal and TfL gave notice car park would close by now. But postponed, rumour that scheme is not financially viable

#### o Victoria Quarter

**John Dix** - summarised long history of site. Fairview's request for judicial review of Planning Inspector denied

#### o Homebase

**Peter P** - Rule 6 parties opposed it. Not cross-examined appellant dismissive. Inspector not impressed. Council withdrew objection on affordable housing. New Inquiry in December developing Proof of Evidence

#### o NLBP

**Rob**: Work started on new school. Comers felled all the trees in that area and beyond. Residents trying to get Enforcement to investigate. Planning Committee to debate application to double density. If refused Comers will appeal. Residents forming Rule 6 team for Inquiry

#### o Finchley Memorial

**Peter P**: not much happening, Residents' group raised considerable funds to employ a barrister and take Council to JR. Judgement not issued yet. Residents think it went well

#### o Hendon Hub

**Gordon**: Library now saved, but no further status

#### o Barnet House

**Gordon**: the developer got permission at appeal

**Peter P**: local RA decided not to be a Rule 6 participant

5. Upward extensions

Peter P: Permitted Development is de-regulation. But Barnet has only 2 approvals and 24 refusals. 13 went to appeal and all were dismissed. Judges have supported Barnet's stance, and reasons for rejection are broad

Gordon: a success area for RAs.

6. Public consultation on planning applications

Peter P: Many are not publicised well. Often they start with a 25 storey plan then reduce to 18 claiming they have listened to the public

John: suspicion at VQ that pre-app advice was hidden. FoI said no meetings were documented

Robert: Planning Inspector at appeal will take pre-app advice into consideration

Peter P: London Forum meeting in January about pre-application consultation.

7. Capita services to in-house

John: some services brought back straight away. Planning & Building Control by end Sep 2023. Some, eg Accounts Payable more difficult to do so are end Aug 2024. Customer Service by 2026

8. AOB

- Gordon: 4 years ago London Forum presentation of design guide for densification of suburban streets by demolishing traditional houses and replacing with blocks of flats. Gordon dissented in principle. Good news is that the new regime in Croydon council have now removed the design guide

- Peter M: What happened with the Finchley Central 27-storey tower block plan?

Robert: probably not viable for TfL, but no public explanation from Taylor Wimpey

- Daniela: North Finchley regeneration: 4 bodies doing consultations, residents confused and angry. RA also confused but learning from FORAB

- Karen: Is Community Fibre working with the Council? Name is confusing. Rob: [Community Fibre](#) is a separate private company, like Virgin and OpenInfra, running fibre to our homes.

Gordon thanked everyone for sharing their knowledge, and Peter P thanked Gordon for his heroic behaviour at the EIP. The meeting closed at 9:15pm

**Associations in FORAB**

A list of the Associations in FORAB (currently 17) is maintained at [forab.org.uk/members](https://forab.org.uk/members) with links to their own websites or Facebook groups where available. Please advise Rob ([rob@eastbar.net](mailto:rob@eastbar.net)) of any changes.

#### 21.9.22 - THERESA VILLIERS SPEECH

- Concerned about urbanising suburbs
- There is a difference between optimising and maximising density
- Targets are largest in London and unsustainable – under siege from inappropriate developments
- Target should be London Plan figure – 35460, not SHMA figure of 44000, though lower figure still too high
- Should be more restrictive on tall buildings
- 5400 target for town centres

#### 22.9.22 HOUSING

- 50% affordable target with 35% minimum. Discussion around process rather than whether it is achievable (which it isn't)..
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- Housing mix. I pointed out the aspiration for more than 50% of homes to be 3 bed or more based on the council's own assessment of need was fanciful in the light of historical evidence and what we know of schemes in the pipeline (over 80% 1 and 2 bed and of course nearly all flats). I pressed for this to be acknowledged in the Plan so residents can be aware of the reality of what to expect in the future. A lot of feet shuffling by the council.
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- Inspector challenged Plan saying densification with 400m of a town centre or transport hub when London Plan says 800m. Council and I argued why 400m was appropriate for Borough with 20 small town centres.
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- On residential conversions and redevelopment of existing homes I pressed on the weakness of the policy which will make existing quality housing vulnerable. I stressed the point that as we are no longer building houses it is vital the existing stock is protected, and the policy as proposed does not do so. I said conversions are not much of a threat as the financial case would be marginal, but demolishing a pair of semis and building a small block of flats could be very lucrative. I argued how disruptive and unwelcome that could be. I do not think the council will move on this - they have a target of 5100 homes on small sites and were struggling to explain where these might come from.

#### 6.10.22 TRANSPORT

- Target is increase in journeys other than by car from 509% to 72%
- Northern Line 5 of capacity 8-9am. Increase in capacity will involve Camden upgrade – nothing planned
- All major roads are at 85%+ of capacity. Car usage increasing and no road improvements planned
- Orbital bus study in progress
- TFL pushing to remove station car parkin
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#### 2.11.22 TALL BUILDINGS

- Locations outside designated areas. High Court judgment on Hillingdon allowed tall buildings outside designated areas.
- Developers said policy too restrictive but council stuck to its guns
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- Recent amendments indicated council has rowed back on Finchley Central and Nth Finchley but still designated locations, along with stronger qualifications on when tall buildings might be acceptable