



# THE WEST CHISWICK & GUNNERSBURY SOCIETY

[www.westchiswickgs.org.uk](http://www.westchiswickgs.org.uk)

## ANNUAL GENERAL MEETING

Monday, 10th February, 2020

Held at Age UK Hall, Oxford Road North, Chiswick W4

7.30pm

### MINUTES

*(subject to formal adoption at AGM in 2021)*

<b>In Attendance:</b>	Marie Rabouhans	Chairman
	Adam O'Neill	Vice Chairman
	Don Osborne	Secretary
	Charlotte Aldridge	Treasurer
	Robert Hare	Webmaster
	Terry Thorn	Management Committee
	Sarah Thorn	Management committee
	Kate Vicic	Minute Secretary

Together with 25 other Members and residents

Also in attendance: Councillors Ranjit Gill and Ron Mushisho

#### 1. Welcome and Apologies

Marie Rabouhans from the Chair welcomed Members. Apologies were received from Anna Rumian, Jane Beeston and Cllr Joanna Biddolph.

#### 2. Minutes

The Minutes of the previous AGM on 4<sup>th</sup> February, 2019 were accepted as a true record and adopted.

#### 3. Minutes

The Minutes of the public meeting of the Society on 28<sup>th</sup> October 2019 were also approved as a true record.

#### 4. Matters Arising (from the previous public meeting)

- **Robins & Day Showroom:** The construction was near completion and included the solar panels.
- **396-400 Chiswick High Road (Daniel Beds):** We -were supportive of the plans which had been approved.

Chiswick Curve: This is being considered at the High Court this week. If the former Secretary of State's decision to refuse the development is quashed the Appeal will go to the new Secretary of State. *[Post Meeting Note: Members will be delighted to know that the High Court has dismissed the claim by the developer, Starbones to quash the decision of the Secretary of State. This means that the decision to refuse planning permission made in July 2019 by the then Secretary of State stands.]*

## 5. Annual Report and Accounts

The Annual Report and Accounts for 2019 was presented and adopted. Terence Thorn proposed and John Aldridge seconded the proposition.

The Treasurer drew attention to the reduced subscription receipts. This is due in part to there being slightly fewer members and also that the membership is getting older so are paying reduced subs. As costs are rising (the cost of hiring the hall we use, for instance) the Treasurer called on current members to help to recruit new members.

The Treasurer also commented on our donation to the Hogarth Youth Centre in 2019 and gave background information about this excellent neighbourhood resource.

## 6. Membership Subscription Fee

The subscription rate has remained at the same level since the Society was created (£10 per year; £5 concessions (over 65 years, students and unwaged)). The Chair proposed that we increase the Subs to £10 for all with no concessions. The motion was seconded by Robert Hare and put to a vote of Members present who voted unanimously in favour of the change.

## 7. Matters Arising from the Annual Report

- **Membership:** A discussion of the dwindling membership led to suggestions from the floor that we advertise the Society on local websites and promote Residents' meetings a couple of weeks before the date.

## 8. Elections

### Election of Honorary Officers

Three of the Honorary Officers had declared themselves willing to stand for re-election : There being no other nominations, their joint re-election was proposed by Stephanie Lang and seconded by Jeremy Cuss. These three Honorary Officers were re-elected unopposed.

Chairman	Marie Rabouhans	(Silver Crescent)
Vice Chairman	Adam O'Neill	(Cambridge Road North)
Treasurer	Charlotte Aldridge	(Thorney Hedge Road)

Don Osborne, who has been the Hon, Secretary for 17 years, was standing down. Kate Vivic had been nominated as Honorary Secretary and had declared herself willing to stand. Her election was proposed by Marie Rabouhans and seconded by John Aldridge and she was elected unopposed.

Secretary	Kate Vivic	(Grosvenor Road)
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To applause the Chair thanked Don Osborne for his many years of work and his commitment to the Society.

### **Election of Management Committee**

All members of the Management Committee except Anna Rumian having indicated their willingness to stand for re-election, they were jointly put to a vote of the Members present.

The following Members were elected unopposed to the Management Committee (proposed by Veronica Hunt Lewis and seconded by Vivien Yule):

Sally Thorn	(Thorney Hedge Road)
Robert Hare	(Grosvenor Road)
Terry Thorn	(Thorney Hedge Road)
Don Osborne	(Arlington Gardens)

It was noted that there are now several vacancies on the committee. The Chairman urged Members to consider serving in the interests of the future viability of the Society. Interested parties should approach one of the Honorary Officers. Stephanie Lang thanked the Committee for volunteering.

## **9. Development & Planning Policy**

Gunnersbury Baptist Church: **Planning approval for changes to the church including the porch had been given.. We supported the changes with some small modification to the design. The approved plan included a frameless lobby so that the view of the original façade was not interrupted. A Member commented on the fact that visitors to the church parking on the front obscure the façade. It was appreciated that this detracted from the appearance of the church but it was recognised that this was not a planning matter,**

- **2 Thorney Hedge Road [01121/2/P4]:** It was agreed that a planning application to build a house on what had been the back garden should be opposed on principle. This was a “garden grab” which went against the Hounslow Local Plan 2015 - 2030 Policy SC1 Section 5.5 and Policy SC7 . The Chair asked Members to submit comments as a matter of urgency. **Action: Members and the Society to submit comments.**
- **The Gunnersbury Pub [00248/590/P13]:** Alterations and additional accommodation (flats and houses in the carpark) had already been made to this Locally Listed building. The owners now wished to add 3 flats, 2 at the back and one at the front. These flats were to be car free. The Chair suggested that in addition to considering the impact on the building itself as a heritage asset, the impact on the living conditions of owners/occupiers of both the existing and proposed residential units should be considered. Factors to be borne in mind included the shared use of the access way – for the flats (pedestrians) the four houses (vehicles and pedestrians) and for deliveries to the pub and the Co-op store. She encouraged members to consider these aspects when commenting on

the planning application. **Action: Members and the Society to submit comments.**

- **Travelodge Hotel [00248/ADJ632/P1]:** An application to build a hotel adjacent to the new car showroom near the Chiswick Roundabout and beside the office building currently occupied by the Saudi Arabian Cultural Bureau. This is a narrow plot and issues of access and pedestrian safety were raised. It was suggested that, since the site was in the Power Road Locally Significant Industrial area, it would be better put to use as space for small businesses. Cllr Ron Mushisho suggested opposition to the hotel application on the grounds that there are already a number of hotels in that area. **Action: Members and the Society to submit comments.**
- **L&Q Citroen site:** The Chairman had attended the public enquiry and had been given an opportunity to make a short Opening Statement and to put questions relating to the planning balance primarily with respect to the claimed benefits of the scheme including the significant public realm benefits claimed for the public plaza. She raised the health implications of locating the nursery and play space in a position exposed to high levels of air- and noise- pollution. In her Closing Statement she suggested that the aggressive pursuit of housing targets appeared to be leading to an approach that might be characterized as “never mind the quality, feel the width”. She concluded that the public benefits that would be delivered by the scheme were not as substantial as claimed and would not outweigh the harm that it would cause. She requested that the Secretary of State dismiss the appeal and refuse planning permission. It would be some months before a decision was published.
- **The Fourth Mile/B&Q site [01578/2/P3 and 01578/2/AD4]:** This was a major planning application for a Tech Centre that would be built alongside the M4 elevated section with high-rise residences alongside the North Circular. The projected footfall for the Tech Centre was very high although access was not easy. The residences would also suffer from noise and air pollution. The proposed development would put unacceptable pressure on the local public transport infrastructure and road network, both of which were already under stress. The Society comments would be submitted shortly and all Members were encouraged to send their individual comments as soon as possible. **Action: Members to submit comments.**

## 10. Brentford Football Stadium

At the recent meeting of the Gunnersbury Station Action Team (GSAT) attended by a representative of Brentford Football Club, the Chair had pointed out the urgent need for the Lionel Road Liaison Group to be provided with the current draft of the Local Area Management Plan (LAMP) for feedback before the imminent test events take place, as actioned at the LRLG meeting in early October 2019. The LAMP is still under discussion with the Council and there appears to be some reluctance to release it to the community at present. The Chair had since met with Club representatives and

emphasised the importance of proper community engagement at this stage in the delivery of the stadium. The Chair asked members to inform themselves in relation to test events and to provide feedback. *[PMN: The programme for delivering the stadium will be impacted, as all other events are, by the emergency response to Covid-19].*

#### 11. Gunnersbury Station

- At GSAT in January TfL reported that de-cluttering work on the Gunnersbury station platform was now suspended as the cost had risen to £400K and the work would not substantively improve capacity at the station. Residents and the Chiswick Business Park workers were very frustrated and disappointed that the modest platform de-cluttering improvements had not been carried out. However, the Chair endorsed Mark Frost's view that all available funding should now be put towards the major works required to provide a station fit for purpose.
- The light in the alley-way from the station to Grange Road has been fixed and, following Cllr Biddolph's detective work, responsibility for it has been confirmed as being in the remit of Network Rail. TfL station staff will monitor the light and notify NR of problems.

#### 12. Co-op Store

Adam O'Neill reported on the well-attended meeting organised by the Society in December which included local police officers, representatives from the Co-op, Councillor Biddolph and representatives of local businesses. A review of the alcohol licence had been requested by a local resident because of problems with shoplifting and subsequent anti-social behaviour in the area around the Co-op. Security was recommended and the Co-op had now agreed to provide a security officer during shop opening times. The Licensing panel is to meet imminently. *[Post Meeting Note: The Co-op's alcohol licence has been amended to include a condition requiring security throughout opening hours.]*

#### 13. Greener Borough Framework

This is a Council-led initiative for a greener, cleaner borough. They encourage community involvement and are setting up community reference groups:

- Clean Community Reference Group (CRG)
- Green CRG
- Climate & clean air CRG

Two Hounslow councillors are involved and community engagement will be encouraged. A link to the website will be put on our site. *[Post Meeting Note: The Chairman is now a member of the Green CRG]*

#### 14. Green Up Gunnersbury

The Chair thanked those that had help to plant the bulbs provided by Abundance. They have been planted around the area and are starting to show. The Chair asked Members to look for other sites which would benefit from being brightened up with flowers. Planters donated by the Robins & Day building site on Chiswick High Road have been moved to the Meanwhile Garden further along the High Road (bridge over the underground track) and the Chair thanked Cultivate for the transport and Charlotte Aldridge and Rob Hare for digging and planting in the rain. The Chair suggested that a bit of responsible guerrilla gardening could be practised by any Member that identified a public site that needed 'prettying up'. She also asked for help watering the new planters and bulb sites when the weather turned dryer. **Action: Members to offer to help planting and watering.**

#### 15. Any other business

- A proposed development by TfL on Bollo Lane (LB Ealing) was out of our area but would have a large impact on much of Chiswick. The proposal involved a series of buildings ranging from 5- to 25- storeys including more than 800 residential units. The public exhibition was poorly advertised and the opening times were not reported accurately so that people tried to attend after it had closed. This development would have a major impact on traffic and transport and would be visible from many local open spaces including Gunnersbury Park, from the Gunnersbury Triangle estate and other local conservation areas. Members were encouraged to look out for further information on this proposal. A planning application would be submitted to LB Ealing. *[Post Meeting Note: TfL has announced that its application will be submitted to LB Ealing by the end of March. We will endeavour to alert Members so that they can submit comments.]*
- A Member brought up the problems caused by the work to create the new cycle way over Kew Bridge and into Chiswick. Several bus-stops have been closed (also for the football stadium work) requiring people to walk some distance to be able to catch a bus. It was appreciated that the inconvenience was temporary and that some closures were also due to work linked to the football stadium scheme. Local councillors will take this up.
- London Living Streets: a Member reported that as a member of this organisation she was able to nominate two local Pelican crossings where the pedestrian lights did not give long enough for safe pedestrian crossing. Two crossings – one near Marlborough Road and one near the Halford's shop had been chosen and are now give 12 seconds that is the longest possible. An extra second had also been added to the crossing time near Gunnersbury station.

## 15. Next Public Meeting

Monday, 13<sup>th</sup> July 2020, *subject to the emergency response to Covid-19*

Signed by the Chairman:

Date: