

MAYFAIR NEIGHBOURHOOD FORUM – STEERING GROUP MEETING
16:00-17:30, THURSDAY 19th DECEMBER
Abbeystead Room, Grosvenor Estate Offices, 70 Grosvenor Street - W1K 3JP

PARTICIPANTS

Fr Dominic Robinson	Community
Jeremy Bishop	Resident
Bob Dawson	Business
Marie-Louise Burrows	Resident
Diana Dennis	Resident
Kate Goodwin	Community
Gordon Morrison	Resident

GUESTS

Michael Clarkson	Westminster City Council
Cllr Tim Barnes	Westminster City Council
Nigel Hughes	MNF P&PR

SECRETARIAT

Hannah Kinnimont	Grosvenor
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APOLOGIES

Keith Bailey	Business
Fr Richard Fermer	Community
Sandeep Bhalla	Business
Scott Collier	Community
Jace Tyrell	Business

AGENDA:

1.0 Welcome & Apologies

- JB welcomed all to the Steering Group meeting.
- JB confirmed apologies received

2.0 Briefing on the Community Infrastructure Levy – Michael Clarkson, Principal Policy Officer, Policy Performance & Communications, Westminster City Council

- Michael Clarkson from WCC presented to the MNF an overview of CIL and S106, with a focus on Mayfair and how to apply for CIL funds and answered questions (presentation attached). The following key points were noted:
- S106 is collected on the commencement, completion or occupation of development works, depending on the individual agreement. Funds must be returned if the money is not spent in timely manner.
- The “Regulation 123” list sets out what types of infrastructure CIL is to be spent on.
- MC clarified that carbon offsetting with CIL applies if a project can’t offset itself, and so must contribute towards locations in other parts of Westminster to help offset carbon.

- Neighbourhood Forums do not have to divide the Neighbourhood portion of CIL to replicate the Council's strategic allocation.
- Project managers must meet criteria on CIL spending; proposals should be plan led, priority driven, time focussed, forward looking, cost effective and ready for implementation. CIL funded projects should be sustainable in terms of funding streams, and they need to be linked to growth.
- Potential projects under the neighbourhood portion are put forward by committees. They're assessed against an application form covering off criteria. There's potential to combine strategic priorities of council and Neighbourhood Forum ideas for CIL proposals. The Cabinet CIL committee makes the final decision on this.
- The Neighbourhood portion of CIL has a wider remit than that of the WCC; CIL can be allocated by Neighbourhood Forums to anything that:
 - Can be linked to development and growth
 - Aligns with WCC priorities/policies
 - Supports growth
 - Is supported by the community
 - Is cost effective
 - Is supported by infrastructure providers (including relevant WCC service area e.g. speak first with highways team).
- MC advised that pre-emptive conversations with service providers will help in estimating a project cost. Further, MC stated the WCC would like to see that the Forum has discussed proposals with service providers in advance of applying for CIL.
- There is no right to appeal WCC CIL decisions
- MC confirmed that the use of CIL on initial studies by professionals is possible, if the WCC sees that there's scope to deliver on the findings of studies after they're completed. If studies align with WCC priorities, there's no reason not to spend CIL on this function. MC also noted the possibility to combine portions with WCC.
- MC confirmed that he is the point of contact alongside Sean Walsh, who will also be a forum contact point.
- MC described that CIL money doesn't expire. From 2016 to 30th November 2019, there has been £14.1 million of CIL collected within Mayfair, with £887,000 the neighbourhood portion;
- It was agreed that it is likely an average of £500,000 to £750,000 per annum will be available to the Forum through CIL contributions
- GM commented on the difficulty of making a plan to impress the WCC team, and asked whether the forum could get an expert in to help create CIL applications?
- MC described that he's unsure whether CIL could be used to fund expert CIL applications, but it depends on case by case review.
- Cllr TB added that they're having a process review for CIL allocation in Mayfair, as Mayfair's CIL collection amounts are extreme in comparison to other Westminster wards. The amounts of CIL to be granted in Mayfair have the potential to transform, due to their scale and the volume to be applied for. Most programmes at the scale of Mayfair's aren't easy and quick; it works around other developments in the area. WCC are exploring this too as they recognise they need to do something to help and support forums more with officer time. Cllr TB described he'd like to see an allocation of consultancy time to help with project assessments. CIL has funded this so far.
- NH commented that he's seen a map for Victoria showing where funds are spent and asked whether the Forum can get a Mayfair map, for example showing S106;.MC confirmed that there's a tool in progress to produce this.
- Currently applications occur twice a year. The next committee is scheduled for April, so CIL bids need to be with them by early March/the end of February, and the Forum should lead collaboration with other interested parties in the area, but widespread consultation was not necessary if CIL spending links to the Mayfair Neighbourhood Plan's priorities..
- It was confirmed that Forums could work together, such as on a problem scaling the West End. JB commented that Mayfair needs to spend money to engage with the community and get feedback. Having cash for this will be important, in a way that's distinct from officer help. The Neighbourhood Plan vote turn-out level showed how difficult it is to reach out to the community, and the Forum need a plan to enable this.

3.0 Minutes of last meeting

- the November SG and November GM minutes were approved.
- At the November SG meeting, Cllr TB suggested that the Steering Group meet with WCC officials about their use of the Mayfair Neighbourhood Plan and would like Steve Brandon to attend a SG meeting. The Steering Group would support this and suggested the February and March SG meetings as possible dates.
- **Action = HK to email Cllr TB to arrange a date.**
- JB highlighted another action from the November SG meeting, which was JT to arrange for the MNF and Plan to be discussed at the Mayfair Community Awards. There is a full page in the event's programme on the MNF.

4.0 CIL – next steps – discussion

- A discussion took place regarding the best means of identifying and communicating with residents and businesses of all sizes.
- It was suggested that WCC could provide a Business Rate payers list, recognising that very small businesses won't be covered by such a list. .
- Cllr TB asked the Chairman to formally request a list of businesses from WCC. If such a list isn't available, officer time should be made available to create the list.
- **Action = JB to formally request a list of businesses from WCC.**
- JB commented that considering using CIL money for expert opinions to take forward to concrete schemes could be a good idea. Park Lane, Tyburn Retail Frontage, A3 premises being considered in isolation rather than against a baseline, are all examples of places this information and help will be useful.
- Cllr TB would welcome this usage as the policy barrier on A3 currently is binary i.e. under saturation of A3 or over. Much of Mayfair isn't currently covered by any study.
- Cllr TB commented that reports stating the objective of the MNF, and how specialists could help, are more easily digested by WCC. Stating key problems makes it easier to unlock funding.
- JB suggested that a report on restaurants is important; Cllr Ian Adams has stated that the arrival of more A3 premises in Mayfair was linking directly to an increase in crime.
- Cllr TB commented that it's the high prices and clientele that attracts this crime increase.
- JB suggested that there's a need to consider what's driving crime, and there needs to be a base to understand what's happening.
- GM suggested that crime is a key parameter for measuring A3 oversaturation in Mayfair.
- Cllr TB commented that if crime reduction is an objective overall, it's addressable.
- Fr DR commented that crime touches as an issue with the church community, as more upmarket establishments bring an increase in people begging/harassing. SB has mentioned to Fr DR that it affects hotels too.

5.0 Report from the Planning & Public Realm Committee – Nigel Hughes

- NH described that there were 4 presentations in the Planning & Public Realm Committee, based on the developers putting schemes through to beat the incoming city plan.
- Leconfield house was presented first. The scheme is a private members club on Curzon Street, that increases floorspace by 40% and consists of 65 bedrooms as well as <1000 dining at any one time. It's a refurbishment/conversion of an existing office building, with tokenism green walls. The committee thinks that this scheme conflicts with the Mayfair Neighbourhood Plan in terms of its neighbourhood impact. The developers plan to submit a planning application in February 2020.

- Fenwick was presented secondly. The scheme provides additional office space, to increase Fenwick's financial sustainability. The Planning & Public Realm Committee have concerns over the architecture of the scheme, but felt the scheme was in line with Plan policies
- Grosvenor's Farm Street development was presented thirdly, with A3 usage to be added next to the new A3 added by Berger House. The Committee described concerns about the overall A3 growth in Mayfair.
- Grosvenor's Adams Row was then discussed, with the developers suggesting the scheme's closing hour could be brought forward to 9pm. Based on this change, the Committee think this scheme shouldn't be objected to. However, the Committee need to study the scheme over its first 2 years of operation.
- Lansdowne House and Berger House will be reviewed again at February's Planning & Public Realm Committee meeting.
- JB commented on a licensing application at 1 Grosvenor Square that predates the Mayfair Neighbourhood Plan. Here, Texture restaurant is to occupy the mid-terrace. The Committee is concerned about external tables on the pavement. The Mayfair Neighbourhood Plan doesn't support al fresco dining when it restricts pedestrian movement or is near residential use. However, the need to object has been removed due to the developers withdrawing the outside dining application.
- Cllr TB commented that it's interesting that al fresco dining across the West End has increased within levels of discussion, particularly over the last year. Is it something people are becoming conscious of? Al fresco is increasingly objected to.
- JB commented that al fresco dining has been raised on a couple of occasions that he's come across, due to smokers outside bars, restaurants, clubs and shisha bars, and it's amplified as licensing is allowing later hours. Increased nuisance has created the sensitivity.
- NH commented that there's an application on corner of North Audley Street that has seating proposed outside.
- JB described an incidence where the Mayfair Neighbourhood Plan has been used in Westminster to reject planning permission. A resident and freeholder on Charles Street occupies a flat within a house that was originally a single home, and has subsequently been split into 2 flats. The resident owns one flat and is buying the other for his son and his son's family; he wishes to return the property to a single family home. The Plan rejects a loss of residential units, however when the Plan was created, the consideration was related to residential loss due to conversion of residential to another class, for example offices.
- Cllr TB commented that there's a stock of 1 beds across Westminster, but there isn't enough housing for families. Cllr TB received a complaint on local Forums trumping WCC. Cllr TB suggested that there's parts of the Plan to work out still. If this outcome wasn't what the Plan intended, but it's cited, then Cllr TB and JB need to discuss how to come across this.
- **Action = Cllr TB to discuss the practical use of the Mayfair Neighbourhood Plan with WCC Planning**

6.0 AOB

- JB described that a Forum of Forums meeting took place, hosted in Grosvenor.
- Most of the meeting was others enquiring on how the MNF got through the NP process.
- JB anticipated that the Forum of Forums group will gain momentum over time.

7.0 Date of next meeting

- Tuesday 21st January, Grosvenor
- JT to chair