

MAYFAIR — FORUM —

MAYFAIR NEIGHBOURHOOD FORUM

MAYFAIR NEIGHBOURHOOD FORUM – STEERING GROUP MEETING
15:00-17:00, WEDNESDAY 16th SEPTEMBER
Teams Conference Call

PARTICIPANTS

Jeremy Bishop (Chair)	Resident
Jace Tyrell (Vice-Chair)	Business
Fr Dominic Robinson	Community
Fr Richard Fermer	Community
Marie-Louise Burrows	Resident
Diana Dennis	Resident
Gordon Morrison	Resident
Keith Bailey	Business

SECRETARIAL

Hannah Kinnimont	Grosvenor
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IN ATTENDANCE

Nick Brindley	Gerald Eve Grosvenor
Piers Townley	Resident
Eric Scots-Knight	P & PR committee
Nigel Hughes	

APOLOGIES

Kate Goodwin	Community
Sandeep Bhalla	Business
Bob Dawson	Business

AGENDA:

1.0 Welcome & Apologies

- JB welcomed all to the meeting.
- Apologies were received from Kate Dawson, Sandeep Bhalla and Bob Dawson.

2.0 Changes to the Use Classes Order and permitted development rights (Nick Brindley – Gerald Eve)

- NB talked through a presentation (Attachment One) on changes to the use classes order and permitted development rights.
- Key updates for the Mayfair Neighbourhood Forum are that a) there will be greater public support required for developments, including from Forums, and b) that CIL and s106 contributions are being replaced with an Infrastructure Levy. The idea of the latter is that this should ensure a simpler levy, akin to a tax on development, which has more local benefits.
- Consultation with local residents will be given bigger emphasis in the new system, although the form this will take is uncertain at the moment.

- JB commented that changes to the use classes order provides the option for commercial operations to change between uses on site.
- JB asked if the proposed changes will affect new residential unit development?
- NB described that the use classes order doesn't change much from a residential perspective. Its more business as usual in the planning system and how it's applied.
- JB asked should the Mayfair Neighbourhood Plan be modified due to the white paper?
- NB commented this will need to be looked at; WCC have changed their city plan policies due to the use class order change, and for its protection.
- NB described that there is a judicial review on the use classes order in October, although the government would look to introduce changes in another way if not. If the review is successful there would at least be a temporary review on the impact the order change will have.
- JT asked whether detail is to come on how development category locations are allocated.
- NB confirmed detail is to come but it's not confirmed, and in a stage where it can be influenced.
- KB asked about the change of CIL and how this works for Forums.
- NB described that the role of the Neighbourhood Forums and BIDs in white paper is prominent. Their roles are referenced although there may be a reconfiguration.

3.0 Minutes of last meeting

- JB reviewed actions from August's Steering Group meeting and confirmed they had been actioned.
- The action on Bob Dawson bringing Hannah Jordan's list to the Crown is to continue.
- Minutes confirmed and signed off for the website.

4.0 NCIL – Update (NH)

- NH described that 3 CIL applications have now been submitted.
- The A3/A4 use classes study has applied for £13,500 of NCIL funding.
- The Mayfair Green Route study has applied for £120,000 to develop a scheme, before going back to seek funding to implement the scheme.
- The reverse vending machine item was also submitted.
- Officers from Westminster supported all 3 applications.
- NH said WCC have acknowledged receipt of the applications, and he is to follow up to ask when a response is considered.
- JB thanked JT, NH and Dan Johnson for their work.

5.0 Westminster Forum of Forums Update (JT)

- JT described that the conversation at the Forum of Forums focused on the use class and City Plan changes, on how Neighbourhood Plans will be affected and also on the climate/environmental crisis that has been declared and how this affects the Forum.
- JT will provide updates on how the crisis is to affect the Forum and Mayfair.

6.0 West End Update (JT)

- JT described that the West End has not seen the anticipated mass return in September; it's 10-15% of office workers have returned vs 80% in Paris.
- This in turn is affecting retail and hospitality, and West End footfall hasn't seen much increase in the last months.

- The treasury has announced there will be no tax-free shopping from January – this makes the UK the only country in Europe to do this. There's a concern on the impact this will have on tourism. £22bn is spent by tourists in the UK yearly, with £20bn being taxable.

7.0 Annual General Meeting – Organisation and Communication (KB & JCB)

- KB talked through Attachment Two, including steps and actions in the run up to the AGM.
- JB commented that GM has a zoom licence for 100 members.

Action = KB to consider offline how to host the meeting with JT, and to come back with a solution for the next SG meeting.

- JB commented he'd prefer it's a broadcast AGM and not an interactive one.
- KB described that article changes and SG member votes are to be circulated in advance, with replies returned via a voting email.
- FrF commented that the chat function can help to provide a degree of interaction in the meeting.

Action = JT is to come back at the next SG with solution on how to manage the chat function.

8.0 Articles of Association (KB)

- KB described that the articles have been amended to become gender neutral, and Article 6.9 has been amended.
- There was support from all for the amendments.
- KB asked whether the SG members had further comments to be made.
- Fr RF commented on Article 6.11, and the 4 years that a Director can go without being re-elected; could this be reduced to 1 year?
- JB suggested if an amendment was made, we must avoid a situation that results in a high turnover rate.
- MLB supported that too much change would mean we'd lose experience on the committee.
- JB commented that he would support the proposed change if we could find a way to prevent 2 SG Directors being lost from the same category in one year.

Action = KB, FRF and JB to look at words to reduce the period in Article 6.11 from 8 to 5 years, but not to instil unnecessary turnover through such a change.

9.0 Any Other Business

- JB discussed 9 Balfour Mews and that within the Planning and Public Realm group there was a divide in the scheme, with no consensus.
- JB would like the SG to consider the application, and whether they support/object/are neutral, and respond directly to him, by the weekend.

Action = HK to circulate the briefing document and Piers' replies to the SG

Action = PT to determine end of determination period and send it around to the SG

- JB described an invitation for the SG from Ed Green for the team to walk through Grosvenor Square as a part of the next round of consultation.

Action = HK to circulate invite to the SG and determine a date

- KB commented that this round is moving towards design and so there are plans to look at.
- JT described that NWECC has a ballot in March 2021; he'd like to give presentation to the SG.

Action = JT to come to the next SG and present the new NWECC ballot

- Fr DR discussed that he is a member of a group that meet on the Roma.
- JT offered his support to be involved in the Roma meetings.
- Fr RF commented that SB should also be involved.
- MLB asked for RSMSJ to be involved in consultations too.
- ESK commented he'd like to make a contribution if he were to be elected.
- ESK commented a need for the Mayor to be lobbied to encourage people to come to work.

Action = Fr DR to arrange for involvement in the Roma Meetings.

PLANNING REFORM

Mayfair Neighbourhood Forum

Gerald Eve LLP – September 2020



USE CLASS ORDER AMENDMENTS

WHY THE CHANGES?

“BUILD, BUILD, BUILD”

Objectives:

- Simplify the system of Use Classes
- Better reflect the diverse range of uses in our High Streets and Town Centres
- Allow more commercial premises to have the ‘total flexibility to repurpose... without requiring a planning application and local authority approval’
- Recognise that buildings may be in a number of uses concurrently or used for different uses at different times of the day

WHAT ARE THE CHANGES?

<p>The new use Class</p> <p>Class E Commercial, Business and Service</p>	<p>Now includes (from 1 September, subject to challenge)</p> <p>A1 (shops) A2 (Professional Services) A3 (Restaurants), B1 (offices) Indoor sport, recreation, fitness (D2) Medical/health services (D1) Creche, day nursery (D1)</p>	<p>Pubs, wine bars and drinking establishments, pubs with expanded food provision, hot food takeaways, live music venues, cinemas, concert, bingo and dance halls will be added to the list of Sui Generis uses (not within a Use Class).</p> <p>Sui generis uses are not a class themselves.</p> <p>B2, B8 and C Class uses are unaffected</p>
<p>Class F1 Learning and nonresidential institutions</p>	<p>Education (D1) Art galleries, museums, libraries, public halls, exhibition halls, public worship/religious instruction, law court (D1)</p>	
<p>Class F2 Local Community</p>	<p>Local shops selling mostly essential goods, not more than 280 sq m, no similar facility within 1km (A1) Meeting hall for the local community (D2) Outdoor sport or recreation (D2) Indoor or outdoor swimming pool or skating rink (D2)</p>	

WHAT ARE THE IMPLICATIONS?



Much greater flexibility



Department Store to



Shop to Restaurant
uses falling with Office



Office to shop or gym



HOWEVER for

Conditions and s106
Class E (Commercial, controls may still bite.

Some uncertainty
about the former 'D'-

Class
uses
ALSO, changes
between Sui Generis
uses will require



planning permission
(i.e. Pub to Pub with
expanded hot food
provision), subject to
PD



WHITE PAPER - PLANNING FOR THE FUTURE

AMBITIOUS PROPOSALS – A NEW PLANNING SYSTEM

One that is simpler, clearer and quicker to navigate, delivering results in weeks and months rather than years and decades.

That actively encourages sustainable, beautiful, safe and useful development rather than obstructing it.

That makes it harder for developers to dodge their obligations to improve infrastructure and opens up housebuilding to more than just the current handful of massive corporations.

Boris Johnson

NATIONAL PLANNING REFORM – GOVERNMENT AMBITIONS



Simpler, faster, more certain planning system for communities & investors



Move away from discretionary approach to more rules based approach



More accessible, digital, transparent and trustworthy system



Streamlining Local Plans and decision making

THREE PILLARS

“New Vision” and 3 pillars that the planning reform seeks to address:

Pillar One

Speeding up and simplifying the plan making, and development management, process

Pillar Two

Improving design quality through the use of design codes and other measures, whilst securing greater public support for development proposals

Pillar Three

Replacing CIL and s106 contributions with a value-based Infrastructure Levy

LOCAL PLAN MAKING – SHORTER, STANDARDISED, SIMPLER?

Shorter

- Generic development management policies in national policy only
- Map based with **'rules'** alongside design codes

Standardised

- National approach to need and establishing 'housing requirements'
- Engagement at Local Plan making stage

Simpler

- Statutory 'sustainable development test'
- Statutory timescales (30 months for new Local Plans to be prepared)
 - LPA resources and external consultant appointments?

LOCAL PLAN MAKING – DEVELOPMENT CATEGORIES

Growth areas • ‘Substantial’ development

- Automatic outline planning permission



Renewal areas • ‘Some’ development / ‘gentle densification’

- Presumption in favour of strong sustainable development



Protected areas • Restricted development (significant areas of central London)

- Includes Green Belt, AONB, Conservation Areas & others



DECISION MAKING

- Computer says...?**
- Digital technology ‘PropTech’
 - Computer readable applications
 - Standardised / shorter submissions
(e.g. max 50 page Planning Statement)
- The rules**
- Planning officer delegation and greater enforcement powers – LPA resourcing
 - Firm determination deadlines (8 / 13 weeks)



PLANNING FOR BEAUTIFUL

National

- New National Model Design Code alongside National Design Guide / revised Manual for Streets – default where local codes not in place
- New expert body to help LPAs

Local

- Local Design Codes encouraged
- Only hold weight if prepared with effective input from local community
- Design Codes may be brought forward by LPAs, neighbourhood planning groups, or applicants bringing forward significant proposals
- New Chief Officer for Design and Placemaking for each LPA



FAST TRACK FOR BEAUTY

Changes to national policy and legislation to **incentivise and accelerate** high quality development which reflects local character and preferences. This is to be achieved through:



NPPF: Schemes which comply with local design codes have a positive advantage and greater certainty for swift approval **Growth Areas:** Masterplan & site-specific code legally required as a



condition of any permission in principle which is granted through the Local Plan

PD Rights: “Popular & replicable” forms of



development to be approved quickly through permitted development in Renewal Areas, possibly with the use of “Pattern Books”

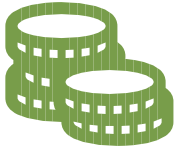
SUSTAINABILITY

- Commitment to net-zero by 2050
- Net biodiversity gains / tree lined streets
- Environmental Impact Assessments – what next?
- Historic buildings – climate change adaptation and better ways of securing routine works
- But is it enough?



THE LEVY

~~CIL and Section 106~~



New Infrastructure Levy (IL)

Capture more land value uplift

- Nationally set, value-based flat rate with a minimum threshold
 - Development in higher value areas to contribute more
 - 'Final Value': calculated at point of planning position
 - Levied at point of occupation
 - Payment in kind, through on-site affordable housing
- Affordable housing through IL contributions / Ability for LPA's to borrow against future ILs

...SUPPORTING QUANTITATIVE ASSESSMENTS

- Local Plan delivery: Viability / Economic Studies for site “annotations” and Master Planning during the Local Plan Stage to support use and site capacity
- Valuations of planning applications to establish “Final Value” prior to permission
- Business Plans for Local Authorities looking to borrow against future IL contributions
- Establishing minimum threshold levels for IL by area and typologies
- Land Assembly: Setting out cases for Development Consent Orders (DCOs)
- Verifying IL contributions to secure Affordable Housing (RP pricing & mark to market)
- Supporting viability and economic assessment for designations of “growth”, “renewal” and “protected” local plan areas
- “In kind delivery on site”: Viability / Valuation Assessments in order to establish offset IL

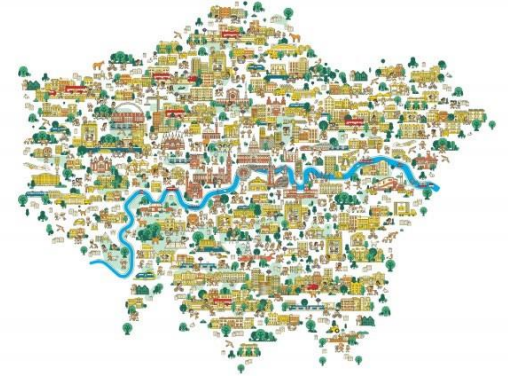
NATIONAL HOUSING PLAN FOR ENGLAND?

- Paper almost entirely focused upon housing
- Ambition of 300,000 homes annually and 1 million by end Parliament
- Nationally determined, binding housing requirements
- Focused on areas where affordability pressure is highest – impacts for central London
- Assumption that a Standard Methodology reconciling need, constraints and availability can be developed



WHAT DOES THIS MEAN FOR LONDON?

- No reference to Mayor / London Plan – reflective of focus on housing rather than economic development? Strategic role for the Mayor and the GLA?
- Single reference to Mayor being able to distribute centrally-determined housing allocations within multi-authority areas
- Higher Infrastructure Levy rates (based on higher land and asset values)
- Impact upon central London housing numbers in Local Plans
- Heritage constraints to continue to apply
- Potential political / resident pressure for many areas to be ‘protected’
- Mayoral CIL could be retained as part of the Infrastructure Levy
- Effects on emerging Local Plans – Westminster, Lambeth



TIMINGS

- Government wants to **“make rapid progress toward this new planning system”**
- Ambition for new Local Plans to be in Place by end of Parliament (May 2024)
- 30 months for LPAs to put in place new Local Plans (42 for LPAs with more recent Local Plans)
- Additional consultations ongoing which look to improve effectiveness of current system
- National Model Design Code – “autumn”

CURIOSITIES

- How do you define ‘beautiful’? Should it be ‘quality’? What happens if development is not ‘beautiful’? Matter of judgement.
- If ‘gentle densification’ is the maximum for the renewal areas, what does that mean for the protection areas?
- Do we mean ‘protect’ areas – should we mean ‘sensitive’? Does ‘protect’ override the statutory heritage tests?
- How is the planning balance between built form and public benefits managed?
- Is 30 months for new Local Plans unrealistic if whole industry is progressing sites through plan process /similar trajectories?
- How will the impact of development be thoroughly assessed?
- How will land be released in the least affordable areas to assist in more housing delivery?
- How will the Infrastructure Levy impact on funding for development?

NEW PERMITTED DEVELOPMENT RIGHTS

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NEW PERMITTED DEVELOPMENT RIGHTS

A wide range of new **permitted development (“PD”) rights** have been introduced, or are pending. Subject to JR challenge:



The upward extension of up to three floors for existing blocks of flats (released in June, coming into force on 1 August)

The upward extension of up to two storeys on existing dwelling houses

The upward extension of up to two storeys of flats on top of detached buildings in commercial or mixed use, including where there is an element of residential use

The construction of new flats on top of terraced buildings, terraced houses, semidetached and detached houses

The demolition of existing vacant blocks of flats or office buildings, and reconstruction as residential

The PD rights are subject to **prior approval** by the LPA on a wide range of matters including highways, design and light levels.

However they do not apply to buildings built before 1948, listed buildings, and buildings within Conservation Areas. Larger buildings, and buildings over certain heights are also generally also excluded from the rights.

Attachment Two – AGM Timescale

MNF – 2020 AGM – November 2020

Draft Schedule of proposed activity

Date	Activity/Comments
August 2020	<p>JB sends Chairman email to the membership to request them to save the date for the 18th November AGM at 5pm (full details to follow) and to encourage members from all categories to come forward to take part in the steering group. Perhaps inform also that it is most likely to be a virtual meeting. Also offer the opportunity for members interested in joining to attend one of the SG meetings.</p>
September SG Meeting Wednesday 16 th September 3pm	<p>SG review and approve final arrangements and timings for the November AGM. SG to review proposed agenda for AGM SG to review/proposed any suggested amendments to the Articles of Association.</p> <p>Potential SG candidates to attend meeting if they would like to.</p>
After September Steering Group meeting	<p>Jeremy/Keith to email the membership to confirm the date, time, format and agenda of the AGM.</p> <p>In the email send out request for nominations to the Steering group with nomination forms and any other relevant information.</p>
Monday 19 th October	<p>Latest date to inform membership of the AGM meeting (place, date and time and agenda) as per the articles of association. (21 business days as per article</p>
Tuesday 20 th October	<p>Proposed deadline for submission of nomination forms for steering group directors (20 Business Days ahead of the AGM – articles say no less than 10 business days).</p>
October SG Meeting Wednesday 21 st October 3pm	<p>SG to review final agenda for the AGM and approve final proposed amendments to the Articles of Association.</p> <p>SG to review nominations for directors to be sent out to the membership for voting.</p> <p>Potential SG candidates to attend meeting if they would like to.</p>

<p>Monday 26th October</p>	<p>Voting email sent to membership with the list of steering group director nominations for election at the AGM (in similar format to normal). Email contains instructions on email/postal voting return to Hannah Kinnimont at Grosvenor with a deadline of 5pm on Monday 16th November.</p> <p>Email to include the brief reports from each of the relevant officers (Chair, Vice Chair, Treasurer, Secretary, Marketing and PPRC Chair). Perhaps also worth including a CIL update (maybe in chair summary).</p> <p>Request to members to provide any comments or queries on reports, if they have them, on the papers with their vote. We will collate and cover these queries at the AGM.</p> <p>Indicate deadline for any members submitting additional motions as well (4th Nov – as below).</p>
<p>Wednesday 4th November 2020 – 5pm</p>	<p>Deadline for members submitting any motions to the AGM (article 23.2)</p>
<p>Monday 16th November 2020 – 5pm</p>	<p>Deadline for email or postal/written voting forms for Steering Committee directors to be returned.</p> <p>Deadline also for members to provide comments/queries in relation to officers reports and updates previously circulated.</p>
<p>Wednesday 18th November 2020 – 5pm AGM To be held on Zoom</p>	<p>AGM meeting to be held virtually on Zoom. (Grosvenor/NWEC to collaborate on how best to set up the platform with the necessary membership participation that is required).</p> <p>Officers to speak for short period on their respective reports.</p> <p>Announcement of voting results for the election of new steering group directors.</p> <p>Propose to be a non participating (verbal) zoom call. Perhaps we can allow members to use the chat function to raise anything during the meeting and then these can be covered at the end of the meeting (if not picked up by the speaker during?).</p>

