

Protecting the interests of West Acton residents.

NEWSLETTER: WINTER 2012, (February 2012)

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NEXT WARA PUBLIC MEETING

Date: 29th February 2012
Start 7:30pm.
Location: The meeting will be held at the AGV Alwyn Gardens, off Noel Road.

WEST LONDON WASTE PLAN

In February 2011, a consultation was carried out of the draft waste plan as it existed then. Within Ealing, the plan identified eight possible sites. A total of 374 responses were received, using the online questionnaires, and by direct email and written contact. In addition 2,430 people signed 3 petitions, and comments were recorded from 3 public meetings. Of the consultation comments, 75% of respondents objected to one or more of the proposed sites. One third of submissions were against the sites proposed for Park Royal. The main issues mentioned were: the unfairness of locating so many sites in the area; the cumulative impact of new sites when added to existing waste and industrial facilities; proximity to housing; increased traffic; air pollution and the health impacts of pollution.

Taking into account responses to the February 2011 draft plan, and a further assessment of the sites, a much shorter list of sites has been finalised. Within the six Boroughs, eleven sites are now proposed, of which three are in Ealing. Of the several sites previously proposed for the North Acton / Park Royal area, only one (Quattro, Victoria Road) has been include in the latest draft plan.

At the Ealing Council Cabinet meeting held on 20th December 2011, it was resolved to instruct officers to carry out a minimum six week public consultation of the draft, which will be held across the six Boroughs during February and March 2012. Theresa Magee, Chair Wesley Estate Residents Association, has confirmed that she will be asking for one of the public consultations to again be held at Inco, Bashley Road for all the local residents associations in both the North Acton and Park Royal area.

HORN LANE AIR MONITORING STATION

Dr John Freeman has confirmed that the Clean Air Fund has supported the continued operation of the Horn Lane air quality monitoring station for 2012.

DUST SUPPRESSION TRIALS HORN LANE

The London Mayor has announced a trial to cut harmful pollution at industrial and construction sites across London as part of the plans to deliver cleaner air for London.

As a result of high volumes of road traffic in some areas near to the busiest roads and by industrial sites have higher levels of PM10, a harmful pollutant. One of the measures aimed at reducing pollution levels is dust suppressant technology which acts like a glue, literally sticking the PM10 to the ground to prevent dust particles becoming airborne. Roads are also deep cleaned as part of the process.

15 locations in five Boroughs sites, under the regulation of the Environment Agency, have been chosen to trial the dust suppressant technology, having received funds and equipment from the Mayor and Transport for London. The first trial is now underway in Lewisham on the Mercury Way industrial site and on Horn Lane in Ealing.

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HANSON, HORN LANE

It has been reported previously that Hanson had erected a new plant on the site without obtaining planning consent. The plant it replaces was 20-30 years old, obsolescent and difficult to regulate. It is said that the new plant incorporates many safeguards to reduce its environmental impact.

In an email, dated 11th November 2011, Dr J.J. Freeman, Team Leader, Pollution Technical Team, informed us as Hanson already holds a permit to operate a concrete batching plant, the new plant does not require an application for a new permit. What they needed to do, and have done, is to apply for a variation to their existing permit. We are told the varied permit will incorporate comprehensive controls on air pollution/dust from the plant.

Hanson should have made a planning application in parallel with their permit variation application. Their failure to do so means that noise and transport issues were not addressed at the same time as the air pollution issues. Planning Enforcement have told us that they are pursuing the matter of no planning permission, but to date all we have seen is inaction from Ealing Council. It is hoped that Planning Enforcement will take action to secure the company's compliance with their responsibilities under planning legislation.

In addition, there is a new concern about noise nuisance, with operation at the plant commencing at or around 5:30am some mornings. Regulatory Services have been notified, and on 15th December a member of the Noise Team visited one of the properties affected in Lowfield Road to undertake monitoring of the noise. The noise on that particular day was intermittent, possibly due to the plant not operating at its normal capacity with the closeness to Christmas and the New Year. It is understood that further monitoring will commence early in 2012.

Ealing Council has a duty of care to ensure the health, safety and wellbeing of the residents bordering the Horn Lane Industrial Estate and we request immediate, robust action in controlling the activity of this firm.

NORTH ACTON PLAYING FIELDS - PAVILION



In November, WARA received a lottery funding grant of £10,000 from an Awards for All application prepared in collaboration with ACF.

LOTTERY FUNDED

The grant was to run a Youth Club at the pavilion on one weekday evening (Thursday 7pm to 9pm) and one weekend afternoon (Saturday 12 to 2 pm) a week.

Spencer's Café continues to operate in the pavilion, providing breakfast and lunch and serving organic/fair-trade Italian espresso coffee, baguettes, pastries and homemade cakes. It is open 9am to 5.30pm Monday – Friday and 10am to 6pm on Saturday and Sunday.

TFL – A40 UPDATE

Esme Yuill, TfL Strategic Communications Manager, provided an update on Acton A40 issues (22nd September 2011). These included:

Green Corridor: Funds have been found to start some of the greening of the A40. The Department for Transport has allocated the £5m Clean Air Fund (CAF) to allow TfL to trial and deliver a package of innovative local transport and environmental measures to reduce particulate matter (PM10) pollution this financial year (2011/12). The A40 will see trialling green walls and screens plus tree and shrub planting.

TfL plan to plant up to 200 lime trees along the verges and central reserve in this part of the Western Avenue. We can report that some initial planting of lime trees has been undertaken on the grass verge on the eastbound side of the Western Avenue just before Gypsy Corner and on the westbound side on the approach to Gypsy Corner. TfL will maintain the trees after planting.

Sale of sites: As part of the process of securing development partners to deliver the redevelopment of the A40 sites, TfL said they will be marketing the sites from the end of 2011. TfL believe that they have taken the work on the masterplanning process as far as they can at this stage and now need one or more development partners to progress detailed plans for the sites. Once TfL have the development partner/s in place, further engagement work and full public consultations will take place before any planning applications are submitted.

Squatters On Friday 9 September TfL evicted the squatters on the sites next to Kathleen Avenue and opposite Horn Lane. Rubbish associated with the illegal occupants was removed as part of the eviction process and the sites were secured again. Following this, TfL were aware that the squatters had reoccupied the sites and the Sheriff and TfL contractors removed them again.

Squatters subsequently occupied the "bus depot" site at Gypsy Corner. A blue tent could be seen from the upper floor of a house in Park View, and men were observed moving about the site. The matter has been reported to TfL and the East Acton ward police have been to the site.

On 27th October 2011 we received a response from TfL, to say that they were investigating the current

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situation. They have been in contact with both the local Police and Ealing Council, who have responsibilities relating to housing and anti-social behaviour. TfL say they are keen to try and find a permanent solution to the problem, rather than just passing the squatters from site to site.

TfL suspect the group may be involved in criminal activity and would appreciate it if residents report anything suspicious to Sergeant Jimmy Di-Luzio 020 87333800, as this will strengthen any investigation.

Any issues regarding squatters or any other matter concerning the vacant sites on the A40 should be reported to Esme Yuill, Strategic Communications Manager, Campaigns and Stakeholder Engagement, Transport for London, 11th Floor, Windsor House, 42-50 Victoria Street, SW1H 0TL
Tel: 020 7126 3911 Ex: 63911 Mob: 07515 501634, email: esmeyuill@tfl.gov.uk

NORTH ACTON PUBLIC REALM – CPO OF ESSO PETROL STATION

The Cabinet have agreed a recommendation for making a compulsory purchase order on the Esso Garage, Victoria Road. The reason is to allow the development of a station square outside North Acton station. The matter was decided by Cabinet at a meeting on 11th October 2011, and upheld at a scrutiny meeting on 3rd November 2011.

WARA submitted a response to this proposal. In summary our response was that, in principle, WARA is not against a public open square outside North Acton station. However, it requires a huge amount of money for what will be a limited benefit, and the value for money seems doubtful. (The cost of the scheme could be as much as £5.6million). The desperate need is for increased capacity and opening up access to North Acton station itself. There are no current TfL/LU plans to upgrade the station.

It is likely that the proposal will go ahead, subject to satisfactory purchase of the petrol station and sufficient funds being raised from S106 monies provided through upcoming planning applications.

NORTH ACTON PLANNING APPLICATION

A planning application (PP/2011/4250) has been submitted for a number of tower blocks on the land at the Junction of Chase Road and Victoria Road, Acton – Adjacent to entrance to North Acton Station

Development of site to provide of a part four (4), part ten (10), part twelve (12) and part eighteen (18) storey building, plus additional basement, comprising commercial floor space for flexible use for shops, Financial and Professional Services, Restaurants and

Cafes, Hot Food Takeaway, Business or Non-residential Institution and 150 residential units above (84 x 1-bedroom, 53 x 2-bedroom and 13 x 3 bedroom flats).

We have responded to this application. In conclusion, we said that this proposal as it stands should be refused consent, as it will be another overdevelopment in an area that is already over-populated with tall buildings. The existing infrastructure, in particular the lack of open space, schools and the ever increasing demand on the adjacent tube station, is not capable of coping with a development of the size proposed. A revised, less ambitious proposal with fewer residential units should be considered.

The developer's statement includes "the adjacent cemetery provides an extensive area of open space for contemplation and more extensive open space and park area is available at Old Oak Common, a short distance away". We believe the developer probably means Wormwood Scrubs as the park area, which is not a short distance away. It is inappropriate that time and time again the cemetery is included as additional open space for developments.

PLANTING OF VERGE HORN LANE AND TRIANGLE AT END OF PARK ROYAL ROAD

Residents may have noticed that the grass verge on Horn Lane in front of the houses between Noel Road and Cecil Road has been planted. This planting was prompted by Cllr. Kate Crawford through the East Acton ward forum and has been funded out of the East Acton ward forum budget. In the summary of projects presented at the EA ward forum meeting on 31st October 2011, the cost of this planting was shown as £10,000.

The triangle at the Gypsy Corner end of Park Royal Road has been cleared, with new planting on 25th November 2011 which was prompted by local residents and supported by Cllr Kate Crawford. It is understood that the cost of this project was £4,000 and came out of S106 monies.

ELECTORAL CONSTITUENCY BOUNDARY CHANGES

At the WARA meeting held on 12th October 2011, Angie Bray MP gave an outline of the proposal to change the constituency boundaries for the next General Election.

The proposal is to reduce the number of MPs, to around 600, and to even out the number of voters in each constituency with a target of about 80,000 each. The number of London MPs would be cut from 73 to 68. Acton will come within a new Acton / Hammersmith constituency.

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It was stressed that the proposals are only the first round of consultation. The Boundary Commission will review further in 2012/2013.

HS2 – NEW TRANSPORT MINISTER - DELAY IN MAKING A DECISION

At the end of the consultation period, Philip Hammond MP, the then Secretary of State for Transport, advised that a decision about Phase 1 of HS2 would be announced to MPs in December 2011. However, Justine Greening MP, who took over as Transport Secretary on 1 October 2011, only recently announced the decision in mid-January 2012 for the scheme to proceed.

There have been several changes to the route, including greater use of tunnels and deep cuttings to "avoid environmental, visual and noise impacts", although no changes have been made to the route in the Northolt to Old Oak Common section. The proposed tunnel portal will exit in Acton Cemetery, Park Royal Road, with the potential for a noise/sonic boom as trains leave the tunnel.

Due to the proximity to the road, bridge and houses, noise mitigation measures are said to be limited with no type of bunding possible at this site. The only option is a high retaining wall. A letter had been submitted asking if the tunnel could be extended to come up further along into the industrial estate and have the exit portal there. The effect of tunnelling under the cemetery and any possible effect on the graves which are there and if there would be any potential subsidence has been raised.

There is still a possibility that Park Royal Road will be closed for a prolonged period to build a tunnel and bring HS2 to surface level. A final decision on this is still to be made. Closing the road will increase the amount of traffic congestion in the area along with the resulting additional increase in noise, and air pollution from the construction vehicles doing the work

Between the Spring and Autumn 2012 further consultation will be carried out. It is the intention that a hybrid bill to obtain the necessary powers to construct and operate the line will be introduced at the end of 2013. HS2 have committed to working with local communities along the route over the coming year.

CENTRAL MIDDLESEX HOSPITAL A&E DEPARTMENT

Members should be aware of the "temporary" closure of Central Middlesex A&E department, from 7pm to 8am. It is a "temporary measure", but is likely to last into the New Year at the very least. Ambulances will be diverted to other hospitals outside those times. This closure is

because there are concerns that they do not have enough staff to run it.

A spokeswoman for the North West London Hospitals NHS Trust said while management have enough nurses and administrative staff, it was nine doctors short of being able to provide a 24-hours-a-day roster and took the decision to reduce the A&E department's opening hours as a matter of urgency and move the night staff to Northwick Park Hospital in Watford Road, Harrow.

The move comes as Health Service managers in the area begin discussions over what services Central Middlesex, Ealing Hospital and Northwick Park local hospitals will provide in the future.

ADVERTISING HOARDINGS ALONG THE A40

There is the prospect of even more advertising hoardings being installed along the A40. The Council see the installation of advertising hoardings across the Borough as a means to generate income. The Council estimate that the potential income will be about £150k per year. In an email dated 12th October 2011, Cllr. Tailor informed us that Councillors, including the Leader Julian Bell, are aware of the concerns from residents that live close to the A40. All potential applications would have to be subject to planning and highway checks. WARA have asked that Ealing Council actively consult the Met Police Traffic Management Unit based at Alperton, as a totally independent authority who deal with the consequences of any accidents, on their views as to the implication on highway safety for any planning applications for advertising hoardings along the A40 Western Avenue. Ealing Council currently only consult TfL, who in some instances (Western Avenue jct Foster Road) planning application are also the landowner, clearly a conflict of interest.

HOUSE OF MULTIPLE OCCUPATIONS

At the East Acton ward forum meeting on 31st October 2011 it was reported that it is estimated that there are approximately 200 HMOs in East Acton ward. However, to date there are only 60 licensed HMOs, with 3 outstanding applications waiting to be processed. If anybody is aware of what they believe is an unlicensed HMO, contact Ealing Council tel: 020 8825 6622, email: privatehousing@ealing.gov.uk.

An HMO is a house that is rented out to unrelated people who do not live as a single household or family and who share amenities, such as toilets, bathrooms or kitchens. All larger HMOs with three or more storeys, containing five persons in all wards in the borough require mandatory licensing. Smaller two storey houses, with four or more persons require licensing in six wards, including East Acton and Acton Central wards.