

Brief notes taken at the pre-inquiry meeting for the call-in by The Secretary of State concerning the Planning Application for land at 9-42 The Broadway, Ealing.

Please note these are totally unofficial notes taken by a Save Ealing's Centre member and do not form any legal document nor official record of the meeting.

The meeting concerned the application by Benson Elliot Broadway BV in relation to the abovementioned land (Ealing Council Planning Application APP/A5270/V/16/3151295) and the call-in by The Secretary of State as a result of an appeal by Save Ealing's Centre local group.

It was noted that the call-in is based on the revised application which retains the building known as number 9, The Broadway and three other buildings adjacent to Maplins but all not necessarily completely in their current form.

In the chair was Mr Paul Griffiths representing The Planning Inspectorate.

The applicants were represented by Russell Harris QC who was supported by 3 witnesses.

Historic England was represented by Mr Richard Ground QC

Save Ealing's Centre has been awarded 'Rule 6' status and was represented at the meeting by Mr Streeten who was supported by 3 witnesses.

Also present was an Ealing Council officer together with approximately 50 members of the public and representatives of local organisations within Ealing.

These notes follow an agenda produced by the chair but not necessarily in the order suggested.

The chair confirmed that the full inquiry meeting is scheduled to take place in early May 2017 and he will set aside time to get the witnesses together before the full meeting takes place.

Francis Zammit, another 'Rule 6' applicant, made the comment that the application form seemed to have been very badly written in that it omitted any mention of statutory rights such as "affordable" housing and conservation/heritage matters.

The Ealing Council representative did not wish to make any comment on this but was satisfied that the application was valid.

The chair then stated that he did not wish to get "bogged down" in procedural matters but to concentrate on actual plans for the inquiry. He did say however that he was willing to have discussions on the alleged poor application paperwork - particularly in respect to listed buildings, the impact on local heritage, housing and retail and also the local Neighbourhood Plan which is as yet unfinished but should be by the time of the final meetings.

There were several concerns raised from the floor:-

The proposed building height in respect of the Heathrow runway 3 proposal and changes of flight paths.

Possibilities of terrorism in conjunction with increased number of buildings in close proximity.

The impact on Haven Green Conservation Area of the height of the proposed flats and also the overlooking of public areas from the "upmarket" flats at the top of the towers.

It was noted that Haven Green is very heavily used for leisure activities by all ages and does not need increased shadowing effects - particularly when the sun is low in winter.

It was agreed between all parties that core document extracts would be made available to all participants in the inquiry and there should be copies available for public consultation. Also summaries of evidence being used should be available.

Notwithstanding, there should be a pre-arranged list of common ground between the council, applicants and appellants available so as not to need extended time for additional discussions actually during the meetings.

The chair then set out a proposed "Order of play" and timetable for the hearing and asked all involved to suggest how much time they will need to put their case. It would help if this information could be provided before the actual start date and sometime before 4th May to miss the Easter break.

It was suggested that the applicant puts their case first, followed by Ealing Council, Historic England and Save Ealing's Centre. This to be followed by third party supporters then third party objectors.

Then there should follow the closing submissions, possibly in reverse order, to enable the Secretary of State to produce the summary.

There was some discussion concerning site visits and the chair admitted that, although he had known Ealing some years ago, he had just had a little walk around the area to refresh his memories!

It was decided that site visits should consist of simple observations made as necessary and that there should not be a large organised visit.

The venue for the hearing was confirmed to be the Liz Cantell Room at Ealing Town Hall and, after a suggestion from the floor, it was confirmed that a public address system and hearing loop would be provided.

There was then time for "Any other business"

Mr Will French asked whether there was an Ealing Council 'programme' officer allocated. The reply came that one was not presently allocated but if nothing more, the council can at least provide someone to look after all the necessary documents. He also asked if SEC could have a copy of this meeting's register. He was told that this would be considered.

Mr Tony Miller asked if the emerging Ealing Area Neighbourhood Plan could be considered during the inquiry and the reply was that it could, even if it was still emerging.

The chair then closed the meeting and thanked all those attending.