

**Minutes of the 9th Annual General Meeting of Roman Road Bow
Neighbourhood Forum held on 4th July 2026 at Bow Idea Store, Gladstone
Place E3 5GT**

Present:

Committee members: Jane Hay (Chair) Abdul Hye, Mike Mitchell (Secretary), Chris Smith-Brown, John White

Councillors: Mads Churchhouse (Bow East), Martin Parker (Bow West)

Residents: Kate Gould, Tim Hendry, Conrad Kessler, Marc Francis, Reece McMahon (Director, Chisenhale Dance Space), Meg Mitchell, Jennifer Moody, Robert Philpotts, Sarah Waldram, Clare Winter.

1. Welcome and apologies. Jane Hay welcomed everyone to the meeting and invited people to introduce themselves briefly. Apologies had been received from Gordon Parker and Cllr. Otilie Swinyard (Bow East).

2. Minutes of the AGM held on 28th June 2025. The minutes of the meeting were approved.

3. Report on Forum activities over the past year. A written summary of the Forum's activities had been provided, and Mike Mitchell highlighted the following key points:

Committee strengthened. The Forum Committee met 4 times during the year. The Chair, initiated a review of strategy and priorities, leading to a wider sharing of responsibilities between committee members, and agreement that the Forum should focus their efforts on larger developments which affect residents more widely, rather than private resident planning applications.

Scrutiny of planning applications. The Committee reviews weekly planning applications for the plan area, and has engaged with several concerns including:

- Proposed redevelopment of Bow Wharf by Canal & River Trust and its private partner H2O Urban – planning application refused 2nd December 2025, but the outstanding issue regarding access to the 2019 heritage report remains unresolved to date.
- Mayor's Accelerated Housing programme (MAHP) – ongoing involvement over proposals for the Chisenhale building, and the site connecting William Place GP Practice and Bow Idea Store.
- Caxton Hall redevelopment – continuing dialogue with the planning department regarding the proposed floor plan and for community centre use.

- Growing Concerns garden centre site in Wick Lane – another Canal & River Trust squatted during the year. The future of this site is uncertain
- Redevelopment Clare House site in Hawthorn Avenue - currently being demolished.
- Redevelopment of Texaco petrol station at 53 Grove Road for housing.
- Temporary Clarion works site on Ranwell West Estate – retrospective planning application refused for continued use of site for this purpose.

Other activities included:

- Improvements to and updating of the Forum's website – thanks were expressed to Abdul Hye for leading on this.
- Ongoing dialogue with the Planning Department regarding the Community Infrastructure Levy, and the portion allocated to the plan area, otherwise known as the Neighbourhood Community Infrastructure levy, (NCIL). The Committee has been requesting more information regarding the amount of developer contributions and what portion has been invested in the Neighbourhood. The issue is that the three areas identified to receive CIL funds do not align with the Neighbourhood plan area. The Treasurer has worked hard to try to analyse the information publicly available, but it remains a challenge. To note that the Government has recently relaxed the rules around CILs to encourage more housing developments so it is anticipated that any sums will be greatly diminished in future
- Responding to the Mayor's tall building proposals – including initiating an online petition.
- Sharing information through monthly newsletters and Facebook posts.
- Strengthening connections with Queen Mary University Geography Dept.

4. Financial Report for the year ending 31st March 2026. Mike Mitchell presented a financial summary. No income or expenditure had occurred during the year, with incidental expenses being met by the committee. The Forum bank balance on 31st March 2026 was £435. A capacity building grant application had been recently made to the mayor's small grants programme.

5. Election of the Forum Committee. Jane Hay shared that during the year three committee members had resigned – Paul Ash, Lauma Kalns-Timans and Shafiq Pandor.

New committee members would be sought over the coming months to strengthen the present team.

Mike Mitchell chaired the next part of the meeting for Jane Hay's re-election as committee Chair. Jane Hay was then re-elected unanimously by a show of hands as Chair, and resumed chairing the meeting. Existing committee members were re-elected unanimously by a show of hands: Abdul Hye, Mike Mitchell (Secretary), Chris Smith-Brown, John White

6. Any Other Business. There was no other formal business, and the Chair thanked everyone for coming, encouraged local residents to consider joining the committee and brought the Annual General Meeting to a close.

An informal discussion followed which included the following topics:

Tower Hamlets proposed tall buildings zoning policy. The proposed changes to the Tower Hamlets Local Plan were due to undergo public examination. However, the Planning Inspectorate has written Tower Hamlets Council to delay this. There are ministerial concerns about the City of London's Local Plan on Tower of London site, which they have asked to be reviewed. As the Tower of London is in Tower Hamlets its local plan is also affected by this. See [link](#) to Slice article and Minister's [letter](#).

There is already widespread concern across the Borough regarding the more permissive approach to locations and scale of future developments within the new Tower Hamlets Local Plan.

Concerns over the Council's use of developer contributions to mitigate impact of developments (CIL and NCIL); Concerns over how the £2,000 individual owner contributions to the Streetscape Improvement Fund for mansard extensions are being applied. Marc Francis urged the Forum to obtain more detailed information on CIL and NCIL and how these funds are being and will be deployed in the future.

Chisenhale Art Place's campaign to secure a new long-term lease for the whole building. Reece McMahon updated the meeting regarding current negotiations over proposals to redevelop the west wing of the building for housing and re-provide dance space and related facilities on ground floor. Concerns were expressed over whether the proposed layout of the proposed 33 new flats will be cramped, and questions were posed regarding measures needed to protect bats and birds living in the semi-derelict west wing of Chisenhale.

The number, mass and scale of the proposed new flats on the William Place/ Bow Idea Store site was discussed, especially the tall building proposed at the St. Stephen's Road end of the site; the importance of early engagement over the

proposals was discussed; Marc Francis pointed to the 25% Local Lettings Policy achieved for Luden House; can this apply to the proposed new development?

The issue of speeding on local roads was discussed. Possible measures to address speeding on local roads, including traffic calming, speed cameras and raising issues with Bow West Police Forum; recent accident at junction of Roman and Grove Road involving a cyclist and a hit-and-run driver.