

Cabinet SUPPLEMENTAL AGENDA

DATE: Thursday 12 December 2013

AGENDA - PART I

ENVIRONMENT AND ENTERPRISE

**KEY 10. STANMORE AND EDGWARE CONSERVATION AREAS
SUPPLEMENTARY PLANNING DOCUMENT (Pages 1 - 4)**

Recommendation from the Local Development Framework Panel – Appendix to the Report of the Corporate Director of Environment and Enterprise.

12. AUTHORITY MONITORING REPORT (Pages 5 - 8)

Recommendation from the Local Development Framework Panel – Appendix to the Report of the Corporate Director of Environment and Enterprise.

AGENDA - PART II - Nil

Note: In accordance with the Local Government (Access to Information) Act 1985, the following agenda items have been admitted late to the agenda by virtue of the special circumstances and urgency detailed below:-

<u>Agenda item</u>	<u>Special Circumstances/Grounds for Urgency</u>
10. Stanmore and Edgware Conservations Areas – SPD – Appendix, Recommendation from the LDF Panel	Due to the proximity of meetings, the recommendations were not available at the time the agenda for Cabinet was printed and circulated. Members are requested to consider these items, as a matter of urgency, so that the recommendations can be considered prior to Cabinet taking decisions on the substantive items.
12. Authority Monitoring Report – Appendix, Recommendation from the LDF Panel	

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LOCAL DEVELOPMENT FRAMEWORK PANEL MINUTES

4 DECEMBER 2013

Chairman: * Councillor Stephen Greek

Councillors: * Marilyn Ashton * Thaya Idaikkadar
* Keith Ferry † Navin Shah
* Graham Henson (2) * Simon Williams

* Denotes Member present
(2) Denotes category of Reserve Members
† Denotes apologies received

122. Stanmore & Edgware Conservation Area Supplementary Planning Document

The Panel received a report of the Corporate Director of Environment and Enterprise which set out a summary of the responses received to the Consultation relating to the Stanmore and Edgware Conservation Areas (CAs) and how these informed the final Supplementary Planning Document.

An officer advised that:

- work commenced in 2006 to prepare Supplementary Planning Documents (SPDs) to cover geographical clusters of Conservation Areas within the borough. Following the adoption of the Harrow on the Hill, and Pinner SPDs, the Stanmore and Edgware Conservation Areas SPD were next to be completed;
- the SPD for the Stanmore and Edgware Conservation Areas would

ensure that the special architectural and historic interest of these areas, which add to the attractiveness of the borough as a place to live, were conserved;

- 27 responses to the Consultation had been received, which was deemed to be a good rate of response and a number of amendments were made to the SPD on the basis of feedback from the Consultation;
- there were six responses to the overarching Stanmore and Edgware CAs SPD. English Heritage supported the document and welcomed the SPD which would assist the borough in preserving and managing its conservation areas;
- a number of breaches of Planning enforcement conditions had been referred to the Enforcement Team.

Following questions and comments from Members, the officer advised that:

- he would look into the possibility of re-evaluation of the CA to extend it to include Cavendish and Dorset Drive;
- the Council was able to exert greater control on areas within the CA;
- there was a recommendation from English Heritage to extend the CA to include the Old Coach House in Stanmore;
 - appraisals of CAs were undertaken in concert with relevant local community groups and on the basis of recommendations from English Heritage;
 - the Council would be providing a detailed guidance document regarding the replacement of old windows in properties within the CA.

A Member suggested including images of windows that were acceptable in the guidance document.

Following comments from a Member regarding the large volume of displaced parking on Green Lanes as a result of the recent introduction of Pay and Display bays on Stanmore Hill, an officer undertook to investigate the matter further and report back to the Member. Following comments by the Member regarding a possible breach by an Indian restaurant that was located in a listed building within the CA, the officer undertook to investigate the matter further and report back to the Member.

Resolved to RECOMMEND: (to Cabinet)

That:

- 1) Note the representations received to public consultation on the draft Stanmore and Edgware Conservations Areas SPD, provided at Appendix 1, and Council's response to the individual comments made;

2) Note that the conservation area boundaries for the Little Common Conservation Area and Old Church Lane Conservation Area have been altered, and new Article 4(2) directions have been proposed for Old Church Lane, Stanmore Hill, Kerry Avenue and Canons Park conservation areas;

3) Recommend that Cabinet adopt the Stanmore and Edgware Conservation Areas Supplementary Planning Document attached as appendix 2, Recommend that Cabinet delegate authority to the Divisional Director of Planning, in consultation with the Portfolio Holder for Planning and Regeneration to make typographical corrections and any other necessary non-material amendments to the SPD prior to formal publication of the SPD.

Reason: (For recommendation)

To ensure that when adopted the Stanmore and Edgware Conservation Areas SPD will be a material consideration in the determination of planning applications in the Stanmore and Edgware conservation areas The SPD will also provide useful guidance to relevant Council departments when dealing with issues relating to Stanmore and Edgware Conservation Areas (CAs).

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RECOMMENDED ITEMS

121. Authority's Monitoring Report

The Panel received a report of the Corporate Director of Environment and Enterprise which set out the Authority's Monitoring Report (AMR) for the period 1 April 2012 to 31 March 2013. An officer tabled an updated version of the report and highlighted the following areas:

- the draft AMR 2012/13 had been prepared in accordance with requirements of the Planning and Compulsory Purchase Act 2004 and was the 9th report of its kind. It was the first to monitor Harrow's Core Strategy monitoring indicators which had been adopted in February 2012;
- the purpose of the AMR was to monitor the effectiveness of implementing local planning policies. Existing indicators from previous reports which monitored saved Unitary Development Plan policies

had been included where relevant to the monitoring of the new Local Plan;

- a total of 162 indicators had been used but these would reduce over time as targets were achieved;
- new requirements for capturing data had resulted in some teething problems. As a result, officers had underestimated the time frames and level of resources that would be required for completing the AMR, which was largely complete, however, some data was yet to be finalised;
- the indicators had been Rag Rated green, amber and red to indicate those targets which had been met, were under-performing or not being met, respectively. He added that most targets had been met;
- 736 net new homes had been completed last year, which was substantially above the target of 350 per annum;
- the level of vacant office space was likely to increase significantly in the next monitoring period due to the Office to Residential Permitted Development coming into effect in May 2013.
- Harrow's Biodiversity Action Plan Green grid projects were key initiatives that would aim to deliver improvements qualitative improvements in open spaces;
- further data relating to health and wellbeing targets were still to be collated;
- a number of transport and infrastructure accessibility targets had been met.

Following questions and comments from Panel Members, the officer advised that:

- the Economic Development Fund has contributed to the reduction in the number of vacant retail units in North Harrow, and the vacancy rate in the area had been reduced from 20% to 6% - which was the borough average;
- the figures relating to pedestrian footfall in Harrow's Metropolitan, District and Local Centres were calculated by monitoring footfall in a particular location, over a period of three different days of the week at three different times of the day. Footfall and vacancy rates were key in determining whether the mix of premises in a particular area was appropriate or whether some areas should be consolidated in order to ensure a good catchment and retail core;
- it was unlikely that the classification of the shopping district in Stanmore would change from a District Centre to a higher order centre,

as the threshold for a Major Centre as set out in the London Plan required it to consist of over fifty thousand square metres of retail floorspace.

Resolved to RECOMMEND: (to Cabinet)

That the Authority's Monitoring Report 2012/13, as attached at Appendix 1 of the officer's report be approved for publication on the Council's website.

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