

WEALDSTONE REGENERATION ADVISORY PANEL

21 JULY 2003

Chair:	* Councillor Burchell	
Councillors:	* Billson (1) * Harrison * Harriss	* Marie-Louise Nolan * Vina Mithani
Co-opted Member:	† Councillor Miss Lyne	
Advisers:	* Dr O Amele * Mr T Arens * Mr J Evans * Ms S Hall * Ms J Skidmore * Mr A Wood	Wealdstone Traders Association Heriot Catering Wealdstone Traders Association "Enhance" Wealdstone Active Community Harrow Public Transport Users' Association

* Denotes Member/adviser present
(1) Denote category of Reserve Member
† Denotes apologies received

PART I – RECOMMENDATIONS – NIL**PART II - MINUTES**80. **Appointment of Chair:**

RESOLVED: That the appointment of Councillor Burchell as Chair of the Wealdstone Regeneration Advisory Panel for the 2003/2004 Municipal Year, as agreed at the Cabinet Meeting of 20 May 2003, be noted.

81. **Attendance by Reserve Members:**

RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Member:-

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Marilyn Ashton	Councillor Billson

82. **Declarations of Interest:**

RESOLVED: To note that there were no declarations of personal or prejudicial interests made by Members of the Panel arising from the business transacted at this meeting.

83. **Arrangement of Agenda:**

RESOLVED: That (1) it be agreed that, under the provisions of the Local Government (Access to Information) Act 1985, the following late items be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

<u>Agenda Item</u>	<u>Special Circumstances/Grounds for Urgency</u>
Item 7	This report had been delayed awaiting responses from advisers. It was now enclosed on the agenda to allow the Panel to appoint advisers to the Panel without unnecessary delay.
Item 12	It was proposed to admit this item to the agenda to allow Members to be updated – the next meeting of the Panel was unlikely to take place for several months.

(2) all items be considered with the press and public present.

84. **Minutes:**

RESOLVED: That the minutes of the meeting held on 7 May 2003, having been circulated, be taken as read and signed as a correct record.

85. **Appointment of Vice-Chair:**
Councillors Marilyn Ashton and Marie-Louise Nolan were both nominated to the position of Vice-Chair and following a vote it was
- RESOLVED:** That Councillor Marie-Louise Nolan be appointed as Vice-Chair of the Panel for the 2003/2004 Municipal Year.
86. **Appointment of Advisers to the Panel for the 2003/2004 Municipal Year:**
The Panel received a report of the Borough Solicitor which advised that all advisers to the Panel had been contacted and asked to confirm whether they wished to continue as advisers for the 2003/2004 Municipal Year.
- Mr Anthony Wood of Harrow Public Transport Users' Association, Mr Tony Arens of Heriot Catering, and Mr Jeff Evans and Dr Omar Amele of the Wealdstone Traders' Association had all confirmed that they wished to continue as advisers to the Panel. Wealdstone Active Community had confirmed that they wished Mrs June Skidmore to continue as the organisation's representative and an adviser to the Panel and had also nominated Mrs Brenda Harvey as the organisation's second representative, in place of Mrs Barbara Pooley. It was confirmed verbally that a further response had been received from Mrs Susan Hall of Enhance, confirming that she also wished to continue as an adviser.
- Replies had not yet been received from Ms D Ahmed of Brent and Harrow Chamber of Commerce or Mr Mick Garratt of Kodak.
- RESOLVED:** That (1) the following be appointed as advisers to the Panel for the 2003/2004 Municipal Year:
- Dr O Amele – Vice Chair, Wealdstone Traders' Association
Tony Arens - Heriot Catering
Mr Jeff Evans – Chair, Wealdstone Traders Association
Mrs Susan Hall – Enhance
Anthony Wood - Harrow Public Transport Users' Association
- (2) officers be requested to write to Mr Garrett and Miss Ahmed to further request confirmation of whether they wish to continue as advisers to the Panel.
87. **Public Questions:**
- RESOLVED:** To note that there were no public questions to be received at this meeting under the provisions of Advisory Panel and Consultative Forum Procedure Rule 15 (Part 4E of the Constitution).
88. **Petitions:**
- RESOLVED:** To note that there were no petitions to be received at this meeting under the provisions of Advisory Panel and Consultative Forum Procedure Rule 15 (Part 4B of the Constitution).
89. **Deputations:**
- RESOLVED:** To note that there were no deputations to be received at this meeting under the provisions of Advisory Panel and Consultative Forum Procedure Rule 14 (Part 4E of the Constitution).
90. **References from Council and Other Committees/Panels:**
- RESOLVED:** To note that there were no references from Council and/or any other Committees or Panels to be received.
91. **Wealdstone Community Centre Update:**
The Panel received a report of the Interim Director of Environmental Services which provided an update on progress made with the above project. It was advised that the 30 year lease for the ground and mezzanine floors of the Premier House site, where the new community centre would be located, had been completed in June, and that contracts for a new lease and simultaneous leaseback with Acton Housing of the Grant Road site (where the combined Wealdstone library, youth and community centre and adjoining car park were currently located) had also been completed.
- The report set out a timetable for the refurbishment of Premier House. It was

anticipated that refurbishment works would be completed in Autumn of 2004.

In the discussion which followed, Members and advisers sought clarification on a number of issues relating to the project. In response to a query regarding the suggestion, which had been discussed at the previous meeting, of placing a display in the window of Premier House and outside of the Wealdstone library which would give details of the project, to aid dissemination of information to members of the public, it was advised that it was hoped to progress these shortly.

Further to concern expressed at the previous Panel meeting regarding the re-location of the Grant Road after-school club, it was noted that a response from the Community and Youth Service, clarifying the situation, had been sent to all members of the Panel. Several Members emphasised the importance of the Authority taking a pro-active approach in assisting displaced groups in finding alternative premises and requested that their concern be conveyed to the appropriate officers.

Further to previous discussions relating to the difficulties in providing an on-site outdoor space as an adjunct to the new youth facility at Premier House due to space constraints, the Panel also again requested that officers investigate the possibility of acquiring a suitable nearby site and report back to the Panel.

RESOLVED: That (1) the progress made with the Wealdstone Community Centre Project be noted, as outlined above and in the officer report;

(2) the Panel's concern that the Authority take a pro-active approach in assisting groups displaced from the Grant Road site in finding alternative premises be conveyed to the appropriate officers; and

(3) officers be requested to investigate the possibility of acquiring a suitable site for use as an adjunct to the new youth facility.

92. **Update on Preparation for the Commercial Event/New Harrow Project:**

The Chair advised that Cabinet had recently agreed to roll out the New Harrow Project in Wealdstone at the end of the year. This would involve an intensive look at the street scene, including graffiti, flyposting and litter, and would change the way services were delivered in Wealdstone. It was suggested that the Panel could discuss suggestions for areas which required immediate attention at its next meeting.

The Chair emphasised that an improved street scene would enhance the attractiveness of the area and would help attract investment at the upcoming commercial event.

RESOLVED: That the above information be noted.

93. **Affordable Housing Development In Wealdstone:**

The Panel received a presentation from a representative of Acton Housing and a representative of the architecture firm involved in formulating proposals for the housing development to be constructed on the site of the former library, community and youth centre on Grant Road regarding the strategy for the site.

It was noted that outline planning permission for 65 units on the site had been granted and that it was proposed that the development be one of affordable housing. It was explained that, having taken account of the individual circumstances of the site, it was proposed to create a link between Thompson Road and George Gange Way and construct units reflecting the character of the existing residencies on Thompson Road on both sides of new link, with larger focal points on the corner with the High Street and the George Gange Way frontage. It was emphasised that this would not only be an efficient use of the site but would also help to break down the barriers between the residential areas close to the town centre and the town centre itself, and would improve local pedestrian routes to the town centre, thereby increasing the vitality of the area. It was explained that Acton Housing would shortly move to consultation on the plans and begin formulating architectural details.

In the discussion which followed, several advisers voiced concern regarding the density of the development and the lack of parking provision. It was reiterated that the planning permission was resident permit restricted and the flats would be advertised as such. The Chair stressed the excellent position of the site in terms of public transport links.

A Member also queried plans for the stub of Grant Road. It was noted that it was not within the curtailage of the site now leased to Acton Housing and it would therefore continue to fall under the remit of the Highways Section. It was agreed that Highways officers would be requested to investigate a suitable use for this area which would be in

keeping with Acton Housing development.

RESOLVED: That (1) the above information be noted; and

(2) Highways officers be requested to investigate a suitable use for the end of Grant Road which would be in keeping with Acton Housing development.

94. **Street Warden Scheme:**

It was noted that the Park Facilities Manager had submitted apologies for his absence from the meeting and there would therefore be no update on the Street Warden Scheme.

95. **Wealdstone Active Community:**

A representative of Wealdstone Active Community (WAC) updated the Panel on recent events organised by WAC. It was noted that the recent 'Spring Clean' event had been very successful and that hanging baskets had recently been installed in the High Street.

A 'Blooming Wealdstone' event was to be held over the coming weekend and an event in association with Wealdstone Football Club event was planned for October. Arising from Wealdstone's recent mentions on Radio One by Terry Wogan, it was further hoped to organise a number of events to raise funds for Children in Need, which Terry Wogan was closely associated with.

WAC also requested ideas for the subject matter of the mural to be painted on the metal fence adjacent to the train station.

Arising out of the discussion, Members commended WAC on the Wealdstone Live newsletter which they produced.

RESOLVED: That the above update be noted.

96. **Any Other Business:**

RESOLVED: That the following be noted /agreed:

- **Part-pedestrianisation of Wealdstone High Street/Town Centre Parking**
Arising out of the discussion of an agenda item, several advisers to the Panel expressed concern regarding the premise of the part-pedestrianisation of Wealdstone High Street and argued that the re-introduction of through traffic would help reinvigorate trade in Wealdstone. A number of proposals relating to the reinstatement of vehicular access to the High Street were suggested. Concern was also expressed that there was a lack of suitable parking in the Town Centre, particularly accessible short term parking. A number of short-term traffic-related improvements, such as improved signage detailing the operational hours of the Controlled Parking Zone, were also suggested. The Chair offered to attend a meeting of the Traders' Association meeting to discuss specific proposals for improvements.
- **Problems relating to the Sewage System**
The Panel requested that a report be submitted to the next meeting of the Panel updating Members on steps being taken to remedy the current problems with the sewage system.
- **Complaints regarding a local retailer**
Several Members and advisers expressed concern that the Greengrocer situated in the High Street was obstructing the highway with goods for sale and waste. It was noted that the problem had existed for some time and it was agreed that officers would be requested to explore a range of enforcement options and report back to the Panel.
- **Treatment of the Mosaic Tiles**
Following concern expressed by an adviser, officers agreed to investigate treating the newly installed mosaic tiles situated outside Holy Trinity Church with an anti-slip coating to try and ensure the tiles were less slippery when wet.
- **Farmers' Market**
A Member advised that he had recently contacted the Chief Executive to try and progress the Farmers' Market initiative. Officers advised that London Farmers' Market, who were the main representative of farmers seeking to operate market stalls in London and who had previously been contacted in relation to operating a market in Wealdstone, had decided that there was no site suitable for their needs in Wealdstone. The Panel requested that officers make contact with other market organisations and report back to the next meeting of the Panel, and also suggested that other types of market such as a French market or a flower market might be

successful.

- Designation of a Wealdstone Village Area
It had been agreed some time previously that there would be a consultation on designating an area of Wealdstone 'Wealdstone Village'. It was requested that officers report back to the Panel at its next meeting on progressing this initiative.

97. **Date of Next Meeting:**

RESOLVED: That the next meeting of the Panel be held at 6.30pm on Thursday 2 October 2003.

(Note: The meeting having commenced at 7.30 pm, closed at 8.35 pm)

(Signed) COUNCILLOR KEITH BURCHELL
Chair