

TOWN CENTRE PROJECT PANEL

28 SEPTEMBER 2004

Chair: * Councillor Burchell

Councillors: * D Ashton * O'Dell
* Miss Lyne * Stephenson (1)
* C Mote

* Denotes Member present
(1) Denotes category of Reserve Member

PART I - RECOMMENDATIONS**RECOMMENDATION 1 - Public Realm Proposals for Clarendon Road/Harrow Town Centre Public Realm Strategy**

The Panel received a presentation on the Public Realm proposals for Clarendon Road in the private session of the meeting from Alsop Architect, consultants appointed by the Council to oversee its preparation in this process.

The Panel also considered a confidential report of the Director of Strategic Planning which partly addressed the Public Realm proposals for Clarendon Road. The remainder of the report covered matters relating to

- the funding of the Public Realm Strategy
- a complementary traffic management scheme and street scene improvements for both College and Clarendon Roads.

Public Realm Proposals for Clarendon Road

The presentation from Alsop Architects set out the objectives of the Public Realm Strategy and the bespoke approach to improvements to Clarendon Road, which would help transform the area in its vicinity and establish Clarendon Road as a safe and welcoming north/south route. The Panel was informed how this could be achieved and advised of the outline costs of the measures proposed.

The Panel noted the presentation from Alsop Architect and requested that additional information on the proposal(s), as set out below, be provided to the Panel:

- the precise costs
- a detailed breakdown of the costs
- the maintenance costs, including man-hours required, for the proposed 'Hanging Gardens' and other associated costs such as lighting.

In addition, the Panel requested that research ought to be carried out to ascertain the demand for market stalls proposed as part of the overall proposals for Clarendon Road.

The Panel noted that, in addition to the issues raised above, a number of other issues set out in the officer report needed to be clarified, and noted that a further report would be presented to its next meeting.

Complementary Traffic Management and Street Scene Improvements for College and Clarendon Roads

The Panel also discussed, at length, the traffic management and street scene improvements proposed for both College Road and Clarendon Road. The Panel noted

- that the improvements would be funded by a grant from Transport for London (TfL)
- the rationale behind these improvements
- that the proposals would involve the removal of guardrails in some areas.

The pros and cons of removing the guard rail were discussed. It was noted that the proposal included a number of safety advantages, for example re-siting the crossing onto the main desire line, widening and raising the crossing.

Members were assured that consultations with key stakeholders had taken place and that discussions with frontagers had also taken place.

The Panel noted that, if approved, work in College Road would start in the current financial year 2004/05 and in Clarendon Road during 2005/06. It was planned that the work would commence during the 'quiet' trading months (January – March) in order to minimise disruption.

The Panel was advised that the proposals would improve the environment and help reduce the speed of traffic and increase safety for pedestrians. Members were advised that the proposed works were considered to be a good investment even if some of the proposed works had to be revised at a later stage as part of the overall proposals for Harrow Town Centre. Moreover, these measures would signal the Council's commitment to deliver on its vision for Harrow Town Centre.

A Member asked for the sight line between buses and the taxi rank to be checked following which the Panel, having noted the presentation from Alsop Architect on the Public Realm proposals for Clarendon Road and that there were issues outstanding which needed to be resolved before taking a decision to proceed with the proposals for Clarendon Road,

Resolved TO RECOMMEND: (To Cabinet)

(1) That the highway proposals set out in paragraphs 8.3 and 8.4 of the Director of Strategic Planning's report, as shown in Appendices 1 to 4, be agreed;

(2) that officers be authorised to:

(a) take all necessary steps under Section 6 of the Road Traffic Regulation Act 1984 to:

- (i) remove loading restrictions on the north side of College Road over a length of 10 metres outside of No. 66 (Hygeia House) as shown in Appendix 3 of the report of the Director of Strategic Planning;
- (ii) extend the time of the loading restrictions in Clarendon Road to 'no loading at any time' between its southerly junction with Kymberley Road/College Road and the exit to the multi storey car park as shown in Appendix 4 of the report of the Director of Strategic Planning;
- (iii) introduce a loading bay at the northerly junction of Clarendon Road and Kymberley Road (at the north west corner of Kings House) as shown in Appendix 4 of the report of the Director of Strategic Planning;

the details of which be delegated to officers and subject to any formal objections to the traffic order;

(b) take all necessary steps under Section 23 of the Road Traffic Regulation Act 1984 to:

- (i) relocate the pelican crossing in College Road by Harrow-on-the-Hill Station approximately 10 metres to the west and widen the crossing to 8 metres as shown in Appendices 1, 2 and 3 of the report of the Director of Strategic Planning;
- (ii) relocate the pelican crossing on Greenhill Way by No. 58 approximately 15 metres to the east as shown in Appendix 4 of the report of the Director of Strategic Planning;

the details of which be delegated to officers;

(c) take all necessary steps under Section 6 of the Road Traffic Regulation Act 1984 or instruct Transport for London under the London Hackney Carriages Act 1850 to:

- (i) reduce the capacity of the taxi rank in College Road by Harrow on the Hill station from 3 to 2 taxis;
- (ii) introduce a new taxi rank on the south side of College Road outside of No. 51 (former post office);

as shown in Appendices 1 and 3 of the report of the Director of Strategic Planning, the details of which be delegated to officers and subject to any formal objections to the traffic order.

Reason for Decision: To improve the pedestrian environment within Harrow Town Centre.

(See also Minute 31).

PART II - MINUTES

24. **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 N Shah	Councillor Stephenson

25. **Declarations of Interest:**

RESOLVED: To note that there were no declarations of interests made by Members in relation to the business transacted at this meeting.

26. **Arrangement of Agenda:**

RESOLVED: That all items be considered with the press and public present with the exception of the following items for the reasons set out below:

<u>Item(s)</u>	<u>Reason</u>
7/8.	The reports contained exempt information under paragraphs 7 and 9 of Part I of Schedule 12A to the Local Government Act 1972 (as amended) in that they contained information relating to the financial and business affairs of any particular person and any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property.
9.	The report contained exempt information under paragraph 12 of Part I of Schedule 12A of the Local Government Act 1972 (as amended) on the grounds that it contained instructions to counsel and any opinion of counsel (whether or not in connection with any proceedings) and any advice received, information obtained or action to be taken in connection with <ul style="list-style-type: none"> (a) any legal proceedings by or against the authority; or (b) the determination of any matter affecting the authority; whether, in either case, proceedings have been commenced or are contemplated.
10.	The report contained exempt information under paragraphs 7 and 9 of Part I of Schedule 12A to the Local Government Act 1972 (as amended) in that it contained information relating to the financial and business affairs of any particular person and any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property.

27. **Minutes:**

RESOLVED: That it be agreed that the Chair be given authority to sign the minutes of the meeting held on 22 July 2004, which had been circulated, as a correct record.

28. **Matters Arising:**

Revised Town Centre Development Strategy (Minute 19, Resolution 2 refers)

The Panel was informed that consultants had been appointed to carry out a feasibility study for performance/exhibition space.

29. **Petitions:**

RESOLVED: To note that there were no petitions submitted to this meeting.

30. **Public Questions:**

RESOLVED: To note that there were no public questions to be received under the provisions of Executive Procedure Rule 15.

31. **Public Realm Proposals for Clarendon Road/Harrow Town Centre Public Realm Strategy:**

The Panel, having made a recommendation to Cabinet on the complementary traffic management and street scene improvements for College and Clarendon Roads,

RESOLVED: That the presentation from Alsop Architect on the Public Realm proposals for Clarendon Road be noted and that it be also noted that there were issues outstanding which needed to be resolved before taking a decision to proceed with the proposals for Clarendon Road.

Reason for Decision: To improve the pedestrian environment within Harrow Town Centre.

(See also Recommendation 1).

32. **Update on Consultation:**

The Panel considered a confidential report of the Director of Strategic Planning updating Members on the consultations carried out on the draft Supplementary Planning Guidance (SPG) for land at Harrow-on-the-Hill Station.

The report also included Counsel's opinion on compliance with new planning legislation.

The Panel noted that the number of completed questionnaires received had gone up from 130 to 250 and that an article in the Council's own publication, 'Harrow People', which was delivered to all households in the Borough, was expected to increase this number. The Panel was encouraged by the number of responses received via the online survey.

Members noted that the offer to make presentations to a number of Residents' Groups had not yet been taken up and they asked that this offer be made again. Members agreed that the consultations had been exhaustive and following a number of questions, it was

RESOLVED: (1) That the progress on the consultation carried out to date on the draft Supplementary Planning Guidance for land at Harrow-on-the-Hill Station be noted; and

(2) that the Counsel's opinion be noted.

Reason for Decision: To ensure appropriate public consultation of draft SPG for land at Harrow-on-the-Hill Station.

33. **Discussions with Transport for London (TfL) and Dandara Ltd:**

The Panel considered a confidential report of the Director of Strategic Planning setting out the discussions held recently by the Council with Transport for London (TfL) and Dandara Ltd, owners of the former Post Office site.

The Director of Strategic Planning also reported that the case for Harrow-on-the-Hill Station had been submitted to the TfL for their consideration in the forthcoming review of their business plan.

He mentioned that the meeting with Dandara Ltd had centred around the company's own proposals for the old Post Office building and the Council's proposals for the bus station as part of the Harrow-on-the-Hill Station Masterplan.

Members made some comments on the report and asked questions of the Director of Strategic Planning, following which it was

RESOLVED: (1) To note the report on progress made with TfL and Dandara Ltd;

(2) to note that further reports would be submitted to the Panel to keep Members up to date.

Reason for Decision: To ensure that Members were fully informed of progress and the options available.

34.

Date of Next Meeting:

During discussion on the report at item 10 of the agenda (Minute 32 refers), Members discussed the possible need for an additional meeting of the Panel before the scheduled meeting on 18 November 2004. The Director of Strategic Planning stated that this was dependent on further discussions between the Council and Dandara Ltd and that Members would be consulted on an additional meeting, if it was required.

(Note: The meeting having commenced at 7.30 pm, closed at 8.47 pm)

(Signed) COUNCILLOR KEITH BURCHELL
Chair