

WEALDSTONE REGENERATION ADVISORY
PANEL

30 NOVEMBER 2004

Chair:	* Councillor Marie-Louise Nolan	
Councillors:	* Marilyn Ashton * Billson (3) * Harrison	* Harriss * Lavingia
Co-opted Member:	* Councillor Miss Lyne	
Advisers:	Mr S Addy	– Harrow Association of Disabled People
	Dr O Amele	– Wealdstone Traders' Association
	* Mr T Arens	– Heriot Catering
	† Mr M Garratt	– Kodak
	* Mrs S Hall	– Wealdstone Traders' Association
	† Mrs B Harvey	– Wealdstone Active Community
	Mr R Page	– North West London Chamber of Commerce
	* Mrs J Skidmore	– Wealdstone Active Community
	† Mr A Wood	– Harrow Public Transport Users' Association

* Denotes Member present

(3) Denotes category of Reserve Member

† Denotes apologies received

[Note: Councillor D Ashton also attended this meeting in a participatory role].

PART I - RECOMMENDATIONS - NIL**PART II - MINUTES**181. **Appointment of Chair:**

RESOLVED: That the appointment of Councillor Marie-Louise Nolan as Chair of the Wealdstone Regeneration Advisory Panel for the remainder of the 2004/2005 Municipal Year, as agreed at the Cabinet Meeting of 11 November 2004, be noted.

182. **Attendance by Reserve Members:**

RESOLVED: To note (1) the attendance at this meeting of the following duly appointed Reserve Member

Ordinary MemberReserve Member

Councillor Vina Mithani

Councillor Billson

(2) apologies received from Mr A Wood, a representative of Harrow Public Transport Users Association, Mrs B Harvey, a representative of Wealdstone Active Community and Mr M Garratt, a representative of Wealdstone Businesses, each of whom was an adviser to the Panel.

183. **Appointment of Vice-Chair:**

Councillors Lavingia and Marilyn Ashton were both nominated and duly seconded for the position of Vice-Chair, and following a vote it was

RESOLVED: That Councillor Lavingia be appointed Vice-Chair of the Panel for the remainder of the 2004/2005 Municipal Year.

[Notes: (i) In agreeing the action set out above, the Chair exercised her second and casting vote;

(ii) Councillor Marilyn Ashton wished that her concerns and dissatisfaction be recorded in that the Major Minority Group had, in a hung Council, appointed a member of their Group as Vice-Chair].

184. **Declarations of Interest:**

RESOLVED: To note that the following interests were declared:

<u>Agenda Item</u>	<u>Member</u>	<u>Nature of Interest</u>
16. Planning Application within Wealdstone	Councillor Marilyn Ashton	The Member indicated a personal interest arising from her membership of the Development Control Committee. The Member indicated that she would remain in the room whilst this item was considered but would not participate in the discussion or vote.
	Councillor Billson	The Member indicated a personal interest arising from his membership of the Development Control Committee. The Member indicated that he would remain in the room whilst this item was considered but would not participate in the discussion or vote.

185. **Arrangement of Agenda:**

The Chair indicated that the order of business would be varied so that item 14, "Wealdstone Workshop – 4 November 2004: Update Arising", would be considered after item 10, and followed by item 12, "Presentation from Acton Housing (Key Worker Accommodation)".

RESOLVED: That (1) it be agreed that, under the provisions of the Local Government (Access to Information) Act 1985, the following late item 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>
12. Presentation from Acton Housing (Key Worker Accommodation)	The Panel was asked to consider the tabled documentation in relation to this item as a matter of urgency in conjunction with the presentation as it had not been available at the time the agenda was printed and circulated.

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

186. **Minutes:**

RESOLVED: That the minutes of the meeting held on 20 September 2004, having been circulated, be taken as read and signed as a correct record.

187. **Public Questions:**

RESOLVED: To note that there were no petitions to be received at this meeting under the provisions of the Advisory Panel and Consultative Forum Procedure Rule 15 (Part 4E of the Constitution).

188. **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).

189. **Petitions:**

RESOLVED: To note that there were no petitions to be received at this meeting under the provisions of the Advisory Panel and Consultative Forum Procedure Rule 13 (Part 4E of the Constitution).

190. **References from Council and Other Committees/Panels:**

RESOLVED: To note that there were no references from Council or other Committees or Panels to be received at this meeting.

191. **Wealdstone Workshop - 4th November: Update Arising:**

The Director of Strategy (Urban Living) gave an oral update on the matters raised at the Wealdstone Workshop held on 4 November 2004.

The Director of Strategy (Urban Living) stated that, following the workshop, she had arranged for an initial assessment of the shopping area by a retail development consultant and a firm of architects. Their advice was that there were some improvements that could be made to the High Street that should not be too costly, such as improving security lighting around the car park and the Peel Road access to the car park, removing the fixed brick planter on Peel Road, and removing the large 'urn' planters on the High Street. It was also noted that lights were out in Peel House car park and that this would be remedied quickly. These were all items that had been raised as concerns at the workshop. She advised that costings were being obtained for these items and that it might be possible to fund some of these works from the existing budget but asked the Panel to note that, due to procurement requirements, the works could not be started immediately. The availability of contractors to carry out any works might also be an issue.

The Director of Strategy (Urban Living) reported that further work was required on the traffic flow issues and to establish what improvements would be required to encourage shoppers to visit Wealdstone.

In accordance with paragraph 4.1 of the Advisory Panel and Consultative Forum Procedure Rules, the meeting agreed that Councillor D Ashton could speak on this item. Following the oral update, the following issues were raised by the members of, and advisers to, the Panel:-

- street furniture also required consideration;
- concern was expressed about the Mayor for London's Strategy;
- that traffic should be able to turn right at the top end of the High Street by the railway bridge;
- that whilst the Council was able to place furniture on the street, traders were prevented from placing items on the street;
- there was a lack of parking on the High Street which made it difficult for people to do their weekly shop;
- in relation to previous consultations, Wealdstone had been compared with town centres which were completely different in that they had through traffic;
- that the contractor responsible for the Peel Road Car Park should be responsible for maintaining the lights;
- that the list of activities tabled by Wealdstone Active Community be considered;
- concern was expressed that there might not be commercial attractions in Wealdstone;
- it was necessary to have a consultant, independent of the works being carried out in Harrow Town Centre, to safeguard the interests of Wealdstone.

The Director of Strategy (Urban Living) reiterated that there was a need to consider how the 'feel' of Wealdstone High Street could be improved and indicated that she would welcome any comments/input.

The Director of Strategy (Urban Living) advised that vitality analyses in North Harrow and Wealdstone were planned, subject to approval by Cabinet in January 2005. The latter would form part of a report on the Byron Park development.

RESOLVED: (1) That the update be noted;

(2) that a further update be submitted to the next meeting of the Panel following Cabinet's consideration of the report on Byron Park development in January 2005; and

(3) to note that the Chief Environmental Health Officer had been requested to provide a written update on enforcement issues at this meeting of the Panel and the Chair agreed to remind him of this undertaking and request that the update be sent to Members of the Panel.

192. **Presentation from Acton Housing (Key Worker Accommodation):**

The Development Manager (Urban Living) introduced Jerry Walker and Karen Coe, representatives of Acton Housing, and tabled an update on Wealdstone Key Worker Housing and an Executive Summary to the Harrow Key Worker Housing Strategy. She outlined the content of the update report and advised that there were 74 shared ownership units which would be targeted as Key Worker Housing.

A representative of Acton Housing reported the current position in relation to Bannister House, Poppy Court, Grant Road and Railway Approach. Of these four schemes (167 units), 74 were in shared ownership and 26 had been subject to an outright sale.

In accordance with paragraph 4.1 of the Advisory Panel and Consultative Forum Procedure Rules, the meeting agreed that Councillor D Ashton could speak on this item.

In response to a Member's question in relation to the definition of key worker, the Development Manager (Urban Living) advised that the Government's definition was that key workers would be located from within the public sector. However, the definition used by Harrow was wider and included those who lived and worked in the Borough.

A representative of Acton Housing advised, in response to a Member's question about the availability of low cost housing, that the main issue for his organisation was obtaining land on which to build. He advised that there was a development in Ealing where properties were being sold at cost.

In response to a Member's question, the Development Manager (Urban Living) advised that the issue of family homes for key workers was being considered. In respect of turnover of shared ownership properties, she advised that it did vary from scheme to scheme but that an individual could sell their share if they wished to move on and that the grant fund could be 'recycled'. She added that an individual could retain their shared ownership indefinitely.

The Panel noted that there were constraints on social housing providers and that the Council was lobbying through the draft London Housing Strategy and the Association of London Government (ALG).

An adviser to the Panel expressed concern at the small number of parking spaces provided in the four schemes outlined in the update report. She also questioned how Acton Housing would address the issue of 'problem families'. Members of the Panel indicated that they had experienced difficulties in dealing with housing associations. In response, a representative of Acton Housing advised that planning restrictions limited the number of parking spaces they were able to provide, and indicated that any tenant problems notified to them would be investigated. Similarly, the Development Manager (Urban Living) requested that any housing association issues be brought to her attention.

The representatives of Acton Housing sought the Panel's views on the type of housing they would wish to see in Wealdstone. Various members and advisers of the Panel indicated their views including a dislike of some façades, the need for a variety of housing, a parking space for each property and that it was inappropriate to place social housing above shops. The representatives from Acton Housing circulated a number of architectural drawings and a leaflet on Moon House for the Panel's reference.

The Development Manager (Urban Living) advised the Panel that there would be a Members event held in the Members' Lounge between 4.00-7.30pm on 14 December 2004 providing information about Housing. She added that there was a low cost homes section on the Council's website. The Panel noted that there had been a 'drop in' session held at Northwick Park Hospital and the view was expressed that advice about key worker housing should be included in the pack for applicants seeking Council employment.

RESOLVED: That (1) the lobbying paper be circulated to all Members of the Council; and

(2) a regular update on key worker housing in Wealdstone be submitted to the Panel.

193. **Audit of Provision for Children and Young People in Wealdstone:**
The Principal Youth Officer introduced the tabled update report on provision for children and young people in Wealdstone. She reported that only those activities registered with the Council were included in the list and, since the re-location to the Wealdstone Centre, a full review of activities was in progress.
- In response to a Member's question in relation to the use of the Wealdstone Centre, the Principal Youth Officer advised that an update on the activities would be available in the New Year.
- Two Members of the Panel advised that they had been contacted by an organisation with specific time and facilities needs, and the Principal Youth Officer undertook to look into the matter and advise the relevant Members accordingly.
- RESOLVED:** That (1) the position be noted;
- (2) further information on the Le Shuttle Organisation be provided to the Panel.
194. **Update on the Grant Road After-School Club:**
The Principal Youth Officer advised the Panel that OFSTED had passed the building accommodating the Grant Road After School Club, and that the Club would commence operation in the New Year. The Club, which had signed a service level agreement with Belmont First and Middle School, would provide improved facilities and childcare.
- The Panel welcomed the progress made on this matter.
- RESOLVED:** That the position be noted.
195. **Wealdstone Active Community:**
A representative of Wealdstone Active Community (WAC) updated the Panel on recent activities, which included providing traders with collection boxes for Children in Need, organised by WAC. She advised the Panel that there would be carol singing outside Holy Trinity Church in Wealdstone on 11 December 2004.
- The representative of WAC advised that she had, as suggested by the Panel, applied for a grant for her organisation.
- RESOLVED:** That the update be noted.
196. **Planning Application within Wealdstone:**
Following their declarations of interest in relation to this item, which related to planning permission for Bentley House Hotel, 15-21 Headstone Drive, Wealdstone, the Chair indicated her agreement to Councillors Marilyn Ashton and Billson remaining in the meeting whilst it was discussed.
- The Chair advised that the application was seeking a change of use for the premises and she understood that there were a number of interested parties that wished to relocate to the site. The information in the application proposed that the ground and first floor premises be converted back to offices. A Member added that it was to be welcomed that an organisation was considering locating its head office in Wealdstone.
- An adviser to the Panel welcomed the proposal to change the use of the premises to offices, as the staff employed would then make use of the shops in Wealdstone. She advised the Panel that permission had previously been given for a 4 star hotel to be located on the site but that it had always been used as a hostel. She expressed concern that there might be the potential for further social housing in Wealdstone.
- The Panel noted that the application was inconsistent in that it referred to the premises as both a hostel and hotel and indicated that this would require clarification. They further noted that the Development Control Committee was required to consider each application on its own merits.
- The Panel, having expressed a number of concerns, and welcomed the application and its proposed change of use, including the proposed length of time the permission would be granted for,
- RESOLVED:** That the Panel's views be forwarded to the Development Control Committee.
- (See also Minute 184).

197. **Date of Next Meeting:**

RESOLVED: That the next meeting of the Panel be held at 6.30 pm on Monday 24 January 2005.

(Note: The meeting having commenced at 6.30 pm, closed at 9.03 pm)

(Signed) COUNCILLOR MARIE-LOUISE NOLAN
Chair