

TOWN CENTRE PROJECT PANEL

14 JULY 2005

Chair: * Councillor Burchell

Councillors: * D Ashton
C Mote

* N Shah
* Bill Stephenson (1)

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

PART I - RECOMMENDATIONS**RECOMMENDATION 1: Harrow-on-the-Hill Station Planning Brief**

Your Panel received a report of the Director of Strategic Planning, which finalised the text for the Planning Brief for Harrow on the Hill Station following consultation with the public, landowners and stakeholders. Members were reminded that the Panel had approved the draft Supplementary Planning Guidance (SPG) at its meeting in July 2004 and considered preliminary results of the public consultation at its meeting on 18 November 2004. Since November 2004 it was reported that lengthy discussions had taken place with Transport for London (TfL) to ensure and subsequently confirm that they were satisfied with the final brief. The Director of Strategic Planning advised the Panel that an illustrated version of the final brief was being prepared.

The Director of Strategic Planning read excerpts from a letter received from the London Planning Practice on behalf of Dandara, setting out concerns on the viability of the SPG, and urging the Council not to adopt the SPG until further work on viability had been assessed. In response, the Director of Strategic Planning noted that the brief was a planning framework, which, if necessary, could be amended over time and also stated that the viability would ultimately only be determined if a developer was procured during the marketing process. The officer concluded that it was in the best interests of the Council to move forward at the earliest opportunity.

A Member welcomed the report and felt that it demonstrated a clear vision that would benefit the residents of the Borough for many years and contribute towards a vibrant town centre.

Resolved to RECOMMEND: (to Cabinet)

That (1) the text for the Planning Brief for Harrow on the Hill Station be approved as Supplementary Planning Guidance and used for Development Control purposes;

(2) the Portfolio Holder for Planning, Development and Housing be delegated responsibility for the final approval of the document; and

(3) Cabinet notify the Development Control Committee of its decision.

[Reason: To finalise the Planning Brief for Harrow on the Hill Station in response to public consultation and enable it to be used for Development Control purposes.]

RECOMMENDATION 2: Town Centre Development Strategy

Your Panel considered a report of the Director of Strategic Planning, which asked Members to recommend to Cabinet the approval of the Town Centre Development Strategy. An officer reminded Members of the ambitious goal to develop the town centre over the forthcoming five to ten years. Members were referred to paragraph 2.2.1 of the officer report, which noted the comments received in response to the consultation process. It was added that as a result of this feedback a number of amendments had been made to the strategy.

Members discussed the possibility of exploiting the opportunities as a result of the opening of Wembley Stadium in 2006 and the London Olympics in 2012.

Resolved to RECOMMEND: (to Cabinet)

That (1) the Harrow Town Centre Development Strategy be adopted as Supplementary Planning Guidance and used for Development Control purposes, subject to the revisions set out in the officer report; and

(2) Cabinet advise the Development Control Committee of its decision.

[Reason: To finalise the Harrow Town Centre Development Strategy, in response to public consultation, and enable it to be used for Development Control purposes.]

RECOMMENDATION 3: Clarendon Road Restricted Zone

Your Panel considered a report of the Director of Area Services (Urban Living), which sought approval to introduce additional measures to those previously agreed on Clarendon Road to further ease pedestrian flow and improve amenity.

It was recognised that yellow road markings would detract from the distinctive public realm improvements that were being developed but it was concluded that the creation of a pedestrian zone, the normal means by which they could be omitted, was not a viable option. Discussions with the Department for Transport (DfT) had revealed that they would consider use of a special procedure that would create a 'restricted zone' thereby excluding the need for markings. It was added that regular enforcement inspections and clearly visible, but discreetly located, road signs would be required to make it clear that the area was restricted.

Resolved to RECOMMEND: (to Cabinet)

That (1) officers be authorised to take all necessary steps under Section 6 of the Road Traffic Regulation Act to extend the time of the loading restrictions in Clarendon Road to "No Loading at Any Time" in the area between the south east corner of St George's Shopping Centre and the adjacent disabled person's parking spaces and to modify the traffic orders to allow the relocation of the motorcycle bays as shown in Appendix 1 of the officer report, the details of which be delegated to officers and subject to consideration of any formal objections to the traffic orders; and

(2) officers be authorised to seek special authorisation from the DfT for the creation of a restricted zone, with uniform waiting and loading restrictions that permit less intrusive signing and road markings, in Clarendon Road.

[Reason: To maximise improvements aimed at easing pedestrian flow and ensure that the traffic management and streetscene improvements are fully coordinated with the distinctive public realm improvements that have been developed for Clarendon Road.]

PART II - MINUTES

48. **Appointment of Chair:**

RESOLVED: To note the appointment at the Cabinet meeting on 19 May 2005 of Councillor Keith Burchell as Chair of the Executive Sub-Committee for the Municipal Year 2005/06.

49. **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 O'Dell | Councillor Bill Stephenson |

50. **Declarations of Interest:**

RESOLVED: To note that the following interest was declared:

| <u>Member</u> | <u>Nature of Interest</u> |
|----------------------------|---|
| Councillor Bill Stephenson | Declared a personal interest in that he was a Governor at Harrow College. Accordingly, he remained in the room whilst matters were considered and voted upon. |

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

RESOLVED: That Councillor O'Dell be appointed as Vice-Chair of the Panel for the Municipal Year 2005/06.

52. **Arrangement of Agenda:**

RESOLVED: That (1) all items be considered with the press and public present with the exception of the following item for the reasons set out below:

| <u>Item</u> | <u>Reason</u> |
|--|---|
| 14. Town Centre Project Plan and Progress Report | The report contained exempt information under paragraphs 1, 13 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended). |

(2) in accordance with the provisions of the Local Government (Access to Information) Act 1985, the following agenda items be admitted late to the agenda by virtue of special circumstances and grounds for urgency detailed below:

| <u>Agenda Item</u> | <u>Special Circumstances/Grounds for Urgency</u> |
|--|--|
| 12. Clarendon Road Restricted Zone | The report was not available at the time the agenda was printed and circulated. Members were asked to consider the report in order to make a recommendation to Cabinet. |
| 14. Town Centre Project Plan and Progress Report | Members were asked to consider the addendum, which was not available at the time the main agenda was printed and circulated, in order to enable them to consider the correspondence received since the agenda was published. |

53. **Minutes:**

RESOLVED: That the minutes of the meeting held on 18 November 2004, having been circulated, be taken as read and signed as a correct record.

54. **Petitions:**

RESOLVED: To note that no petitions had been received at this meeting under the provisions of Executive Procedures Rule 14.

55. **Public Questions:**

RESOLVED: To note that no public questions were put at the meeting under the provisions of Executive Procedure Rule 15.

56. **Harrow-on-the-Hill Station Planning Brief:**

See Recommendation 1 above.

57. **Town Centre Development Strategy:**

See Recommendation 2 above.

58. **Cafe Culture:**

The Panel received a report of the Director of Strategic Planning, which sought approval of the Café Culture guide for Harrow Town Centre. It was explained that the guide had been developed in response to a recommendation from the Harrow Town Centre Forum. The objectives of developing a Café Culture were consistent with the Harrow Town Centre Development Strategy, although it was recognised that the process would need to be effectively managed in terms of the design layout.

In order to encourage a diverse evening economy, it was agreed that the hours of operation should be extended beyond 8.00 p.m. and possibly up to the prescribed licensed hours of the premises. A Member expressed some concern at how the Development Control Committee would monitor and enforce the guide. It was clarified that the details and layout of the design would be considered as part of the planning application. Following further discussion on this issue, it was concluded that the document should be used as a good practice guide. The Panel also saw no reason why the guide should not be applied across the Borough.

Further discussion centred on the appropriate method of approval. It was agreed to authorise officers to deal with the document in the most appropriate way.

RESOLVED: That the draft Café Culture guide for Harrow be approved, subject to the views of the Development Control Committee.

59. **Clarendon Road Restricted Zone:**
See Recommendation 3 above.

60. **Town Centre Project Plan and Progress Report:**
The Panel considered a confidential report of the Director of Strategic Planning. Following discussion on a range of the issues relating to the officer report, it was

RESOLVED: That (1) the Town Centre Project Plan set out in Appendix 1 to the officer report be agreed;

(2) the Director of Strategic Planning be authorised to undertake a joint marketing exercise of land at Harrow on the Hill station with Transport for London; and

(3) the Panel receive an update on the joint marketing exercise at a future meeting.

(Note: The meeting having commenced at 7.30 pm, closed at 8.45 pm)

(Signed) COUNCILLOR KEITH BURCHELL
Chair