

TOWN CENTRE AND MAJOR PROJECTS PANEL

13 MARCH 2007

Chairman:	* Councillor Marilyn Ashton	
Councillors:	* David Ashton * Susan Hall * Chris Mote	* Phillip O'Dell * Bill Stephenson (1)
Advisers (non-voting):	* Mr Abe Hayeem * Mr David Summers * Mrs J Verden * Mr A Wood	– Canons Park Residents' Association – Harrow Agenda 21 – Harrow Heritage Trust – Harrow Public Transport Users' Association

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

PART I - RECOMMENDATIONS - NIL**PART II - MINUTES**31. **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 Navin Shah	Councillor Bill Stephenson

32. **Declarations of Interest:**

RESOLVED: To note that the following interests were declared:

Agenda Item 8 – Projects Update

- (i) Councillors David Ashton and Marilyn Ashton declared personal interests in that they lived next to Bentley Priory.
- (ii) Councillor Susan Hall declared a personal interest in that her business was situated on Wealdstone High Street.

Accordingly, they would all remain in the room whilst the matter was considered and voted upon.

[Note: Councillor Marilyn Ashton clarified that her interest was personal rather than prejudicial because the report before the Panel was for noting only].

33. **Arrangement of Agenda:**

RESOLVED: That all items be considered with the press and public present.

34. **Minutes:**

RESOLVED: That the minutes of the meeting held on 30 January 2007 be deferred until printed in the Council Bound Minute Volume.

35. **Appointment of an Adviser:**

RESOLVED: That David Summers, representing the Harrow Agenda 21, be appointed as a non-voting adviser to the Panel, in place of Mr John Palmer, for the remainder of the Municipal Year 2006/07.

36. **Public Questions, Petitions and Deputations:**

RESOLVED: To note that no public questions were put, or petitions or deputations received at this meeting under the provisions of Advisory Panel and Consultative Procedure Rules 16, 14 and 15 (Part 4E of the Constitution) respectively.

37.

Projects Update:

The Panel received an oral progress report from the Director of Planning Services on a range of projects that had strategic importance within the Borough. The projects would have an impact on the Borough in terms of the range of services available to the community, their physical presence and environmental impact. The officer informed Members that progress reports would be submitted regularly to the Panel together with a timetable for the various projects.

In order to assist the Panel the officer circulated the progress report, which had been submitted to the meeting on 30 January 2007. The officer used this to remind Members of the various ongoing projects occurring throughout the Borough and to provide a further update on each of them.

Harrow Town Centre**Harrow on the Hill Station**

The Director of Planning Services reported that Harrow College had now secured a grant from the Learning and Skills Council to relocate to the south side of Harrow on the Hill Station. Meetings with legal advisers, Harrow College architects, representatives from the Council, Quintains and Dandara had been held in order to integrate a proposed development to include the public open space, Harrow College and residential development on the south side together with the station/transport infrastructure. It was noted that the key issue would be the transport interchange in particular the bus links to the north side connecting to the south side of Harrow on the Hill Station.

The Panel received contributions from its advisory members who made valuable observations in respect of the overall project. Furthermore as seamless interchange between stations was of paramount importance the walkways/bridge linking the station to either sides of the track ought to be made inviting and accessible, with views of the open green spaces and Harrow on the Hill. It was noted that many of the various suggestions put forward had already previously been explored and tested, and some of which had already been taken on board.

Public Realm and Access Strategy

Urban Initiatives had recently held a workshop with key stakeholders. The event had proved a success, with Urban Initiatives having received constructive feedback. The next phase intended was to have a wider public consultation planned for later in the year. It was noted that a Special meeting would be required in April/May with a Recommendation to Cabinet to approve the next phase of the project.

Sites in Gayton Road

The project was still in its formative stages. It was anticipated that Fairview Estates would bring forward their proposals once the terms of the legal agreement had been settled. It was noted that the project timescale was between 20 months to 2½ years dependent on how the construction was phased in. Members suggested that thought ought to be given into the design of the library and arts centre. It was noted that the Scrutiny Members were going to visit Willesden Library for inspiration.

Greenhill Road Car Park

It was noted that the site had been sold at auction and the Authority was awaiting further proposals from the new owners.

Travis Perkins Site

It was noted that the Authority was still awaiting a planning application from Transport for London's (TfL's) preferred developer, following the pre meeting regarding a mixed use scheme.

Greenhill Way Car Park

The Director of Planning Services reported that there had been no progress since the last meeting.

Havelock and Adjacent Land

The Director of Planning Services reported that there had been no progress since the last meeting.

Wealdstone**Re-opening of Wealdstone High Street**

It was reported that design work had commenced on the High Street to allow some on-street parking whilst maintaining and re-routing some of the bus accesses.

However, although TfL's Bus Operation Team had supported the scheme, TfL's Strategic Bus Network had raised concerns with a particular bus route and the Authority was awaiting their approval. Formal consultation could begin once the bus operation strategy had been approved by the Strategic Bus Network and following public consultation. Ward Councillors would be kept informed.

Station Road including Civic Centre Site

The officer reported that the Civic Centre building was no longer fit for purpose and a number of potential options were being considered, to rationalise its accommodation, consolidate within the existing site or relocate. It was explained that this was a complex exercise, with some of the land being privately owned, however a number of potential opportunities were being considered. Any proposals would have to be reported to Cabinet as a key decision.

Kodak

The officer reported that 8 acres of land adjoining Headstone Lane was being cleared prior to disposal. One option was to relocate staff from the Civic Centre to the Kodak site. It was noted that due to the Authority's financial position such a scheme would need to be undertaken with a development partner.

Leisure Centre/Driving Centre/Byron Recreation Ground

The Director of Planning Services stated that the Leisure Centre was no longer fit for purpose and that the re-provision of services was being investigated. A steering group had been established to look into the project and planning involved, with the assistance of external resources. Funding options were being examined with Leisure Connections to minimise Council expenditure.

Hatch End Arts and Leisure inc Bannister Playing Fields

Leisure Connections, who managed the site, had been in talks with the Authority regarding the re-provision of the facilities. Key concerns such as planning, property and financial issues had to be assessed prior to any proposals.

Stanmore District Centre including the Anmer Lodge site and adjacent land

Members were informed that the users of Anmer Lodge, previously an old persons' home and now providing homeless persons' accommodation were being relocated. The adjoining car park also gave potential development opportunities, which would secure vitality and viability of Stanmore District Centre including enhanced car parking facilities.

Prince Edward Playing Fields

Members were informed that the planning application was due to be heard at the Strategic Planning Committee (SPC) on 14 March 2007. Parking had been taken into consideration when the report was prepared for SPC and the decision would be based on all the relevant information presented to the Committee.

William Ellis Playing Fields

It was reported that a briefing session had taken place on 6 March 2007 with the I Foundation, who were hoping to submit a planning application in one month's time, which would include proposals to consolidate and improve the facilities for Belmont Football Club.

Wood Farm

CP Holdings had not progressed their planning application on the sale of their land, as an ecological survey, which was required, had not yet taken place.

Bentley Priory

The Director of Planning Services reported that public consultation and an exhibition had taken place on the future of RAF Bentley Priory, in particular the Grade II listed building. It was noted that 60 responses had been received and that the Local Development Framework (LDF) Panel would analyse the responses once consultation had ended on 2 April 2007.

38. **Any Other Urgent Business:**

A Member requested an update on Brazier Dairies on Kenton Lane, which had been sold. Responding the Director of Planning Services advised that the buyer was unknown and that they had not received requests for a pre-application meeting for this site.

RESOLVED: That (1) the report be noted;

(2) a progress report on Brazier Dairies, Kenton Lane be submitted to the next meeting.

(Note: The meeting having commenced at 7.30 pm, closed at 9.30 pm)

(Signed) COUNCILLOR MARILYN ASHTON
Chairman