

MAJOR DEVELOPMENTS PANEL

MINUTES

5 DECEMBER 2012

Chairman: † Councillor Thaya Idaikkadar

Councillors:

* Tony Ferrari	* Barry Macleod-Cullinane
* Keith Ferry (Vice-Chairman in the Chair)	* Varsha Parmar (3)
* Susan Hall	* Navin Shah
	* Bill Stephenson

In attendance: (Councillors) Joyce Nickolay Minute 98 - 106

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

98. 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 Thaya Idaikkadar	Councillor Varsha Parmar

99. Declarations of Interest

RESOLVED: To note that the following interest was declared:

Agenda Items 7 – Harrow Town Centre Public Realm Project, 9 – COLART: Pre Application Presentation and 10 – Update on Various Projects

Councillor Susan Hall declared a non pecuniary interest in that she had a business in Wealdstone. She would remain in the room whilst the matters were considered and voted upon.

100. Minutes

The Chairman advised the Panel that there was an error in the minutes of the meeting held on 19 September 2012 circulated on the agenda. The correct version of the minutes had been circulated by email to Members of the Panel.

The Chairman explained that Minutes 91 to 93 had been replaced with anomalous text and that the Minutes should read:

“91. Minutes - ‘RESOLVED: That the minutes of the meeting held on 21 March 2012, be taken as read and signed as a correct record.

92. Terms of Reference of the Major Developments Panel – The Panel received its Terms of Reference, which were for noting.

RESOLVED: That the terms of reference for the Major Developments Panel be noted and confirmed.

93. Public Questions, Petitions, Deputations – RESOLVED: To note that no public questions were put, or petitions or deputations received at this meeting.”

RESOLVED: That the minutes of the meeting held on 19 September 2012, be taken as read and signed as a correct record.

101. Public Questions, Petitions and Deputations

RESOLVED: To note that no public questions were put, or petitions or deputations received at this meeting.

RECOMMENDED ITEMS

102. Future Role of the Major Developments Panel - Proposed Merger of Major Developments Panel and the Local Development Framework Panel

The Panel received a report which updated Members on the outcome of the officer review of the Major Developments Panel (MDP) and sought the Panel’s views on the proposed new role of the Panel, to enable it to reflect changes in the Council’s approach to supporting growth and regeneration in the future.

The Chairman reported that the view of the Local Development Framework (LDF) Panel was that the two Panels should not be merged but that the LDF Panel should be removed from the calendar of meetings and that meetings be arranged as and when they were required to consider matters such as the Annual Monitoring Report and the West London Waste Plan. The role of the MDP would nevertheless expand to consider the Local Infrastructure Plan, as the focus of the LDF was planning policy.

During the discussion, Members raised the following points:

- the proposal from the LDF Panel involved a transfer of activities;
- the Local Infrastructure Plan had not been considered by the LDF Panel and therefore it was not being transferred to the MDP;
- it would have been useful to have the minutes from the LDF Panel tabled;
- the membership of the MDP could be increased by one for each political group and then the Panels merged;
- there was a fundamental difference between the work of the MDP and the LDF Panel. The LDF Panel considered policies, whilst the MDP considered development aspects. There were changes to Government policies and the Mayor of London reviewed plans which would need to be considered;
- there was a need to reduce costs associated with meetings and it would be for Cabinet to recreate a Panel if it was deemed necessary;
- the comments and recommendations of each Panel should be considered by Cabinet.

The Divisional Director of Planning advised that the recommendation of the LDF Panel had been unanimous.

Resolved to RECOMMEND: (to Cabinet)

That the comments of the Panel be reported to Cabinet for consideration.

RESOLVED: That a further report on the proposed merger of the Major Development Panel and the Local Development Framework Panel be included on the agenda for the next meeting.

RESOLVED ITEMS

103. COLART: Pre application presentation

The Divisional Director of Planning introduced Michael Lowndes of Turley Associates, Gregg Penoyre of Penoyre and Prasad and Anthony Bowen of Linden Gruppen.

The Panel received a powerpoint presentation which provided information on the history of the COLART site, the vision and aims of the project, the planning framework, the concept, the viability of the project and the illustrative scheme. The proposals were for a new development with a mix of uses, including residential, employment, offices and education. It was proposed to retain the existing office building on the site, the ground floor of the building would be converted into artist's studios and the upper floors would be used for

employment. A parcel of land on the site would be sold to the Salvatorian College to allow an expansion of their facilities.

The site would include public spaces at the centre and at both the north and south ends of the site. Vehicle access would be provided from existing access points but there would be no access through to Whitefriars Ave for vehicular traffic. It was explained that the buildings would be three storeys around the perimeter of the site and rise to five storeys, in places, at the centre. The current proposal for the site was to create 152 employment spaces, with 112 being located in the refurbished office building and 40 at the south end of the site in a new building.

The key to the employment model was the artist studios. The owners were in discussion with a specialist provider of such space called ACAVA, an educational charity. The applicants were seeking to lease the studios space to ACAVA for ten years at affordable rents. There would be 179 residential units with between 10-12% being social provision. It was unlikely that the streets would be adopted and therefore there would need to be a perpetual management plan in place. It was proposed that the streets and the central square be landscaped and available for use by residents and those who worked on the new development. The public would be able to walk through the development and it would be accessible for cyclists.

The representatives advised that the scheme had been amended following consultation and that the main concerns expressed had related to parking as the site would provide 97 spaces, security and the impact of the density of the development.

Following the presentation, Members asked questions and made comments which were responded to as follows;

- the site had good access to transport links and was located near to a station. The proposed provision of 0.6 car parking spaces per dwelling would meet the required standard but consideration would be given to Members concerns that this was inadequate;
- at present there were not any artist studios in north west London, they were all located in central or eastern London. ACAVA had been running studios for many years and they were confident that there would be a demand for them. The ground floor of the converted office building would be able to accommodate 30 artists, with each studio being 18 square metres and this would help meet the employment target of the Area Action Plan;
- the main access to the new development would be at the north of the site and a new road would be constructed where the existing factory access was. The roads within the site had been designed to be wide and there would be an adequate turning circle for emergency vehicles and waste collection vehicles. Further thought would be given to bin storage, and the plans would provide details of these;;

- ACAVA was run as a charity and would manage and let the studios. The studios would be leased to ACAVA at an expected cost of around £7 per square foot;
- the total residential floor space would be 14,000 square meters;
- a pre-application submission had been presented to the Greater London Authority (GLA) and a positive letter regarding the mix of uses had been received in response;
- the GLA favoured restrictions on car use and car parking spaces. The site had high levels of access and therefore the level of car parking spaces was acceptable. There would be an additional 17 car park spaces for the employment elements of the development;
- the indicative scheme included 179 residential units which would comprise of a combination of houses and apartments. The precise numbers would be negotiated when the reserved matters were agreed. The proposed current combination of dwellings was 72 one bed apartments, 46 two bed apartments, 27 three bed apartments, 21 three bedroom houses and 14 four bedroom houses;
- there was a draft Section 106 agreement which included the usual requirements and a trigger to recover any uplift in values if a more positive financial position arose than expected in the current appraisal. It was anticipated that an application would be submitted in the new year and this would possibly be before the Community Infrastructure Levy (CIL) was in operation. The Section 106 agreement would capture for investment in infrastructure and affordable housing what the scheme was able to afford to contribute;
- there had been negotiations with the Salvatorian College regarding the land sale;
- the site would include a variety of amenity spaces including private gardens, communal gardens, play areas, balconies and a shared surface where children would be able to play safely;
- it was anticipated that the upper storeys of the converted office building and the new employment area would be used for creative industries;
- models for charging a service charge were being explored;
- any overlooking issues would be addressed as part of the reserved matters and the present application was an outline;
- a landscape strategy would be developed and this would help to address screening at the boundary of the development and privacy issues;

- it was recognised that some previous development plans on other sites had included business and employment uses which had then been changed to residential uses. The ten year lease for the studios would help to deliver the employment elements and encourage other creative employment;
- it was anticipated that occupation of the new development would be in stages and that the first phase would be between the end of 2014 and the beginning of 2015;
- the Council would calculate the estimated number of school age children which would live in the new development and this would be considered in the discussions regarding the Section 106 agreement.

The Divisional Director of Planning advised the Panel that Cabinet would be considering school growth reports and that any contribution made from the Section 106 agreement would reflect the yield of school aged children from the new development and viability.

A Member commented that a welcome addition would be a replication of the Windsor and Newton museum. In response, a representative explained that some of the collection was held by the Harrow Museum and that all the archives would be housed in a specially constructed building in Cambridge.

The Chairman commented that employment was the main priority in the Area Action Plan and that if the number of employment uses increased, the level of social housing reduced. 0.6 car parking spaces per dwelling was low but there were constraints placed by the London Plan which had a maximum limit but not a minimum limit. The Chairman thanked the representatives for attending the meeting and for their presentation.

RESOLVED: That the presentation and the Panel's comments thereon be noted.

104. Harrow Town Centre Public Realm Project

The Panel received a presentation from an officer which outlined various elements of the key infrastructure project and the funding sources for the projects. It was hoped that the public realm project would act as a catalyst for future inward investment.

The officer reported on the context and plans for each of the individual projects at St Ann's Road/Havelock Place, Lowlands Recreation Ground, Neptune Point, St John's Square and College Road.

A Member of Panel questioned the additional cost of £600,000 for the Harrow Town Centre Public Realm Project and whether a contingency was included in the total. The Member expressed concerns about the additional costs in light of the current budgetary and financial situation. The Chairman responded that over the last year there had been consultation and discussions at the project board which had resulted in the decision that

£1.4 million was not sufficient for the project. The project had been re-priced, various elements had been added and removed and an extra allocation had been requested. There was a contingency of 15%.

Following the presentation, Members made the following comments;

- there were concerns about the future maintenance costs of the works;
- it was not practical to locate benches next to trees;
- the problems the project aimed to address were difficult and the efforts should be applauded;
- there had been project board meetings and discussions with the environmental officers with regard to maintenance costs. One of the reasons for the increase in the cost of the works was that granite paving which could be cleaned using a steam cleaner had been included. There would be training for staff on how to use the new cleaning machines;
- the base of the trees would have a bonded infill rather than a grid which help to prevent rubbish collecting around them;
- there were safety concerns regarding the proposed wooded area at Lowlands Recreation Ground.
- the Police were not represented on the project board but there had been discussions with them regarding Lowlands Recreation Ground and the site for the playground in the south east corner;
- the capital spend of the project would help to attract people to the town centre and increase the footfall in shops. It was important to ensure that the Council's capital programme supported the regeneration of the town centre;
- there should be access through St Ann's shopping centre during the evening. An access route, other than an alleyway, from the station to St Ann's Road would help to support the viability of the Harrow economy;
- there were revenue constraints which should be considered in relation to capital spend on projects;
- it was anticipated that the performance space at Lowlands Recreation Ground would generate revenue;
- discussions were being held with the management of St Ann's Shopping Centre regarding the entrance and exit layout of the car park;
- how would the proposed facilities at Lowlands Recreation Ground be protected from vandalism;

- the protection of the facilities would be the responsibility of the Police. It was hoped that interesting architectural design and having a café open in the evening on the site would help to increase the footfall and attract people to the area;
- the plans for the public realm improvements were exciting and had potential;
- it was better to deliver two or three projects well rather than more at a lower standard.

In response to Members questions, officers made the following comments:

- the wire of the catenary lights was too narrow for birds to be able to sit on;
- there had been engagement with the Local Crime Prevention Design Advisor during the consultations for each of the individual projects;
- there had been engagement with the fund managers of St Ann's Shopping Centre and there had been a clear indication that there was a need for investment in the public realm. An improvement in the public realm would help to facilitate extended opening hours and improvements to the centre;
- one of the concerns currently at Lowlands Recreation Ground was that the site was isolated and under used. It was anticipated that the improvements would help to help reduce the isolation of the site;
- detailed costings of the project for St Ann's Road would be provided and the Lowlands Recreation Ground project was currently being costed by the consultants;
- the progress in negotiations with St Ann's Shopping Centre would be reported to a future meeting.

RESOLVED: That the presentation and the Panel's comments thereon be noted.

105. Update on Various Projects

The Panel received and considered a schedule which provided progress on various sites around the borough.

A Member asked about the ongoing charges, such as pavement rents and traffic lights, in relation to Bradstowe House. In response, another Member advised that rent due was being recorded for the hoardings.

A Member drew attention to concentration of developments in certain areas in the borough, such as Whitchurch Playing Field, Stanmore Place and Stanburn

School and asked that the impact of developments in a concentrated area be considered. In response, it was advised that this would be included as an agenda item for the next meeting and that this matter be addressed with the Infrastructure Delivery Plan.

RESOLVED: That the content of the schedule of strategic sites be noted.

106. Future Topics and Presentations

Members considered which items they would like to receive at their next meeting. The officers undertook to report back on the revised terms of reference for the Panel together with a report on the impact of developments in north east Harrow.

(Note: The meeting, having commenced at 7.30 pm, closed at 9.59 pm).

(Signed) COUNCILLOR KEITH FERRY
Vice-Chairman in the Chair