

Major Developments Panel AGENDA

DATE: Wednesday 9 July 2014

TIME: 7.30 pm

VENUE: Committee Rooms 1 & 2,
Harrow Civic Centre

MEMBERSHIP (Quorum 3)

Chairman: Councillor Keith Ferry

Councillors:

Sue Anderson
David Perry
Kiran Ramchandani

Stephen Greek
Susan Hall
Barry Macleod-Cullinane

Reserve Members:

1. Varsha Parmar
2. Phillip O'Dell
3. Adam Swersky
4. Barry Kendler

1. Norman Stevenson
2. June Baxter
3. Marilyn Ashton

Contact: Miriam Wearing, Senior Democratic Services Officer
Tel: 020 8424 1542 E-mail: miriam.wearing@harrow.gov.uk

AGENDA - PART I

1. ATTENDANCE BY RESERVE MEMBERS

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) the meeting notes at the start of the meeting at the item 'Reserves' that the Reserve Member is or will be attending as a reserve;
- (iv) if a Reserve Member whose intention to attend has been noted arrives after the commencement of the meeting, then that Reserve Member can only act as a Member from the start of the next item of business on the agenda after his/her arrival.

2. APPOINTMENT OF VICE-CHAIRMAN

To appoint a Vice-Chairman for the Municipal Year 2014/15.

3. DECLARATIONS OF INTEREST

To receive declarations of disclosable pecuniary or non pecuniary interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Panel;
- (b) all other Members present.

4. MINUTES (Pages 1 - 6)

That the minutes of the meeting held on 20 March 2014 be taken as read and signed as a correct record.

5. PUBLIC QUESTIONS *

To receive any public questions received in accordance with Executive Procedure Rule 50 (Part 4D of the Constitution).

Questions will be asked in the order notice of them was received and there be a time limit of 15 minutes.

[The deadline for receipt of public questions is 3.00 pm, Friday 4 July 2014. Questions should be sent to publicquestions@harrow.gov.uk

No person may submit more than one question].

6. PETITIONS

To receive petitions (if any) submitted by members of the public/Councillors under the provisions of Executive Procedure Rule 48 (Part 4D of the Constitution).

7. DEPUTATIONS

To receive deputations (if any) under the provisions of Executive Procedure Rule 49 (Part 4D of the Constitution).

8. GRANGE FARM ESTATE RENEWAL

To receive a presentation from the Divisional Director of Housing.

9. PINNER PARK FARM OPTIONS AND CONSULTATION FEEDBACK

To receive a presentation from the Head of Corporate Estate.

10. UPDATE ON OPPORTUNITY AREA DESIGNATION; HOUSING ZONES AND HARROW ON THE HILL STATION ACCESSIBILITY IMPROVEMENTS (Pages 7 - 14)

To receive a report from the Corporate Director of Environment and Enterprise

11. STRATEGIC DEVELOPMENT SITES:UPDATE (Pages 15 - 24)

Report of the Corporate Director of Environment and Enterprise

12. FUTURE TOPICS AND PRESENTATIONS

13. ANY OTHER URGENT BUSINESS

Which cannot otherwise be dealt with.

AGENDA - PART II - NIL

*** DATA PROTECTION ACT NOTICE**

The Council will audio record item 4 (Public Questions) and will place the audio recording on the Council's website, which will be accessible to all.

[**Note:** The questions and answers will not be reproduced in the minutes.]

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MAJOR DEVELOPMENTS PANEL MINUTES

20 MARCH 2014

Chairman: * Councillor Susan Hall

Councillors: * Keith Ferry * Barry Macleod-Cullinane
* Stephen Greek * David Perry
* Thaya Idaikkadar † Navin Shah

* Denotes Member present

† Denotes apologies received

117. Attendance by Reserve Members

RESOLVED: To note that there were no Reserve Members in attendance.

118. Declarations of Interest

RESOLVED: To note that the following interest was declared:

Agenda Item 7 – Strategic Development Sites: Update, Agenda Item 8 – Presentation by Land Securities on Kodak, Agenda Item 9 – Presentation on the Schools Expansion Programme

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

119. Minutes

RESOLVED: That the minutes of the meeting held on 13 November 2013, be taken as read and signed as a correct record.

120. Public Questions, Petitions and Deputations

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

RESOLVED ITEMS

121. Strategic Development Sites: Update

The Panel received a report which provided an overview of progress on the delivery of key strategic development sites across Harrow and a general update on other planning issues affecting, or likely to affect, the management of development within the Borough.

An officer introduced the report and informed the Panel that considerable progress had been made since its last meeting in November 2013. Members were pleased that work had commenced on the Bradstowe House development with a 66 week build programme.

In response to a question, it was noted that through the alterations to the London Plan, further policy criteria was sought against which to assess the suitability of the conversion of retail units to residential homes given the long-term impact such development could have on town centre vitality.

RESOLVED: That the report be noted.

122. A presentation by Land Securities on Kodak

The Head of Development Management and Building Control introduced Peter Mail (Land Securities) and Anagha Potbhare (BDP).

A representative advised that, subsequent to the outline planning permission in December 2012 for a comprehensive, phased mixed use development, the factory site had been transferred to the pension fund Kodak Alaris with the result that Kodak had indicated that it would remain on site for the foreseeable future. It was noted that Land Securities owned 30 acres comprising the former Zoom Leisure site together with the cleared site and had an option over the remainder when the plant was decommissioned.

It was reported that Kodak had expressed concern that the proposed school site would be next to the busiest part of the factory. As the primary school was the key to unlocking the development a number of alternative options for the location of the school site had been investigated. The feedback from discussions was that neither an offsite solution nor a monetary substitute was suitable. The representative expressed the view that, whilst the position was not ideal, with the right design and operator it could be successful.

The revised position had resulted in the following changes to the plans:

- Relocation of the primary school from Zone P to Zone A
- Community and leisure uses from Zone A to Zone P

- Interim energy centre within Zone A until Kodak move

The floor space and Section 106 agreement would remain the same. Land Securities had submitted a Section 73 minor material amendment on 28 February 2014.

The Panel raised queries with regard to the relocation of the primary school and was advised that:

- a transport assessment to test the new location had been undertaken and no detrimental impact had been demonstrated. As the school would be located deeper into the zone, further away from the main road and adjacent to the residential area, there would be alleviation on the traffic congestion and an improvement to noise and pollution;
- updated design guidelines for the reserved matters stage would locate the noisier uses away from the residential area and incorporate sound buffers in the design;
- Zoom (Zone 1B) was an enabling development and Land Securities considered that there would be sufficient development in areas it had control of to proceed. Uses within the same classification in the planning permission could be swapped. However, consideration of alternative sites would require further planning consent. Neither the owners of the Waverly site or the Crown Court had any issues with regard to the noise and disruption from the school;
- one of the key issues was the desperate need for school place provision and the proposal gave certainty to these places in the short term.

A Member suggested that consideration be given to the provision of temporary classrooms with relocation at the appropriate time. The representative stated that this could be examined but a way forward had been identified. The developer had not considered that this was something that the Council would require.

Concern was expressed that the amended location for the primary school, together with the supermarket, would add to junction movements, particularly under the railway bridge which was already severely congested. Vehicular access and the position adjacent to the Waverly Estate were also raised.

In response to a statement by a Member regarding feasibility studies on temporary use until the site was decommissioned, the Representative reported that a regular dialogue was taking place with Kodak, and it was anticipated that the use was more likely to be required for ten years rather than five years. Kodak had not provided a timetable and the views of the new Chief Executive, who was commencing work the following Monday, would be sought. Temporary facilities would not address the constraints but would require a new planning consent and had CIL implications. It would be for the developer to demonstrate that it was the right location for the school. The

officer reported that the submitted scheme had education involvement and the officers were satisfied that it was an appropriate location.

A Member reported that he had discussed the situation with the Site Manager who considered that the existing site would be in use by Kodak for an indeterminate period as the product was being used by professional graphic artists. During the initial discussions on the development of the site, there had been concerns regarding the location of the school on the northern boundary as the majority of school children were expected to be from the south and were more likely to walk to school if the journey was shorter. As Harrow View was very busy at 9.00 am and there was not a sufficient drop off zone, in some respects the revised location was preferable. Parents would be able to park in the supermarket car park. The Panel noted that Marlborough and Whitefriars Schools would be expanded.

The Chairman thanked the developers for the presentation.

RESOLVED: That the presentation be noted.

123. A presentation on the Schools Expansion Programme

The Panel received a presentation which provided information on the School Expansion Programme. Members were informed of a broad outline of proposals, pre-planning engagement, traffic and travel planning update and future developments.

An officer stated that it was an important programme for the Council with 19 additional forms of entry required. There had been a significant amount of public engagement with Children's Services, highways and planning being aware of consultation responses. Traffic and transport concerns had been significant and traffic assessments were being produced. Specific proposals were being put forward to secure transport improvements and a series of accreditations from TfL for travel plans at bronze, silver and gold level would provide motivation. Whitefriars School was coming forward under a different strategy and was a bespoke bit of work. The programme by the Education Funding Agency would deliver the development at Marlborough School quicker than the Council which was important as places were required for September 2015.

In response to concern regarding the flooding recently experienced in the gardens backing onto Vaughan school prior to any development, the Panel was informed that the flood risk assessment indicated that the programme would achieve overall betterment. The programme was with the Education Funding Agency but once the conditions were received the officers would undertake full consultation.

The Panel discussed the proposals for Marlborough School to move temporarily to the Civic Centre. It was recognised as resulting in a shorter development. The officer reported that an initial meeting had been held with EFA and a date was awaited for the final feasibility. The planning application was expected to be submitted in the Autumn.

In response to a question regarding the definition of soft measures in the Travel Plans, it was reported that this was to reduce single car occupancy use and to reduce traffic congestion and illegal parking around the schools. This included car sharing and trying to make schools more aware of the local community such as to mitigate the impact of parking across drives.

In response to questions, the Panel was advised that:

- the delay in the programme for Vaughan School was due to the EFA now taking this project forward and for them to do their due diligence that confirmed the best location within the site;
- weekly meetings were held regarding the overall expansions programme with the project managers to discuss the tight timescale, a detailed risk register and identifying any issues. A Stakeholder Reference Group met bimonthly to hold to account and question;
- one of the key issues regarding travel by car was the influence children had on their parents. The gold travel plan accreditation included the need to show that child pressure could be shown. Enforcement work had been undertaken in January and was being repeated at other schools. Priorities for enforcement needed to be agreed and the officers were working closely with CCT and highways. Broader issues needed commitment from Members. Enforcement results would be reported to the Planning Committee;
- school buses were not considered to be an option as the catchment areas were local. The officer undertook to speak to the travel planner regarding school buses for faith schools;
- the starting point for travel plans was that the schools were at capacity now and the gold accreditation required a 6% reduction over current levels and with an annual submission of performance against that target..

With the consent of the Panel the Chairman allowed David Summers to participate in the discussion. He informed the Panel that Greener Harrow included programmes with TfL to encourage walking to school by improvements such as lighting and dropped kerbs.

The Chairman thanked the officer for the presentation.

RESOLVED: That the report be noted.

124. Future Topics and Presentations

Members indicated that they would be interested in receiving reports on the following:

Opportunity Area, Housing Zone, Mayors Upgrading for Harrow, regular updates on CIL progress, ongoing infrastructure, large housing estate rebuilds and regeneration and garages, where putting greener areas into build projects.

(Note: The meeting, having commenced at 7.30 pm, closed at 8.46 pm).

(Signed) COUNCILLOR SUSAN HALL
Chairman

REPORT FOR: MAJOR DEVELOPMENTS PANEL

Date of Meeting:	9 July 2014
Subject:	Update on Opportunity Area Designation; Housing Zones and Harrow on the Hill Station Accessibility Improvements
Key Decision:	No
Responsible Officer:	Caroline Bruce, Corporate Director for Environment & Enterprise
Portfolio Holder:	Councillor Keith Ferry, Portfolio Holder for Business, Planning & Regeneration.
Exempt:	No
Decision subject to Call-in:	No
Wards Affected	Greenhill, Marlborough, Wealdstone, Kenton West and Headstone South.
Enclosures:	None

Section 1 – Summary and Recommendations

This report provides an update on the re-designating of the Harrow and Wealdstone Intensification Area as an Opportunity Area, the potential for the area to also become a Housing Zone, and progress on achieving step free access at Harrow-on-the-Hill Station.

Recommendations:

It is recommended that the Panel:

- A. **Continues to support** the proposed re-designation of the Intensification Area as an Opportunity Area;
- B. **Supports** the case being made for the area to be designated a Housing Zone; and
- C. **Notes** the progress being made on the delivery of an accessible Harrow on the Hill Station.

Reason: (For recommendation)

To update the Panel on the progress being made to implement the Heart of Harrow Area Action Plan, in particular, the re-designation of the area to an Opportunity Area within the London Plan and the potential Housing Zone designation, both of which may help the Council to deliver the improvements required to Harrow-on-the-Hill Station alongside the delivery of much needed housing, jobs and other infrastructure provision required to support sustainable communities.

Section 2 – Report

1.0 Introduction

1.1 This report provides an update on the re-designation of the Harrow and Wealdstone Intensification Area to an Opportunity Area, and outlines the benefits of bidding for the area to become one of up to 20 potential Housing Zones in London. It also provides an update of the progress being made on securing step free access and other improvements at Harrow-on-the-Hill Station.

Designation Update

2.0 Opportunity Area

2.1 The Mayor of London published his further alterations to the 2011 London Plan in January 2013. This included the proposed re-designation of the Harrow & Wealdstone area from an Intensification Area to a higher order Opportunity Area. This re-designation is recognition of the strategic contribution that Harrow's growth area can make to meeting Harrow's & London's future housing and employment needs. It reflects the adopted Area Action Plan's job and housing targets (3,000 jobs and 2,800 new homes), which meet the threshold for Opportunity Area designation.

2.2 The key benefit to Harrow of the re-designation to an Opportunity Area is the additional buy in from the GLA and TfL that it secures in recognition of the additional infrastructure demands that accommodating further growth will entail. Opportunity Areas are given priority within the Mayor's Economic Development Strategy and Transport Strategy, and offers the ability to bid for Strategic Growth Funding, which is likely to be required to make good on any funding gap for the Station improvements.

2.3 The Council's representations in support of this re-designation have been received by the GLA, and the examination into these proposed changes is scheduled to begin in September. There are no indications at this stage that the proposed re-designation will not form part of the future London Plan. Officers will be attending the examination in support of the Council's representations and will feed back to Cabinet on the outcomes and the next steps.

3.0 Housing Zones

3.1 Housing Zones are a new London & Central Government concept, and are designed to deliver 200,000 homes by 2020 in 30 zones nationwide, 20 of which will be in London delivering around 50,000 homes. £200m is being made available by central Government to underwrite investment in unlocking development, with a further £200m being made available in London through funding from the GLA.

3.2 The 20 zones in London will be designated by the GLA, with applicant Boroughs having until September to submit bids. All indications are that only Opportunity Areas will be in the front-running for consideration but with 38 opportunity areas and only 20 housing zones, selection is likely to come down to a number of other factors, key amongst which is good transport links, and the potential to deliver a wide range of affordable and market housing products, capable of meeting all the Mayor's housing design standards.

3.3 Housing Zones will also be selected on the basis of being able to accelerate house building by partnership working between boroughs, the GLA, land owners, investors and builders. In this respect, Harrow is also well placed, with a number of significant house builders already having an interest in sites within the area. However, the key will be in being able to show how specifically linked investment and intervention will deliver housing outputs in a timely manner.

3.4 Housing zones are intended to function in a similar way to enterprise zones, with a lighter-touch planning and more powers to effect land assembly, including, where necessary, the use of GLA's compulsory purchase powers alongside mechanisms such as Local Development Orders, giving permission for housing to be built on brownfield sites within certain defined limits. In terms of how they will work, they are intended to be flexible and will operate in different ways according to local circumstances so that the approach fits the specific needs of an area, for example by using the funding made available to unblock available but constrained sites that otherwise may be hard to deliver.

3.5 However, the greatest benefit of a Housing Zone is the focus on the delivery of a place or neighborhood rather than just enabling construction of an individual building or site. The funding will be available for a number of purposes, including for specific infrastructure needs which cannot be immediately borne by developers, investors or the relevant public funding bodies. In this respect a Housing Zone designation for Harrow & Wealdstone should assist the Council in proactively project managing the implementation of the Area Action Plan, ensuring development and the infrastructure to support it came forward in tandem and potentially at pace. It may also have the additional benefit of reducing pressure elsewhere across the Borough for developing in more unsuitable locations including open space and Green Belt.

3.6 Officers are therefore keen to progress with initial discussions with the GLA about making a case for the Harrow and Wealdstone Opportunity Area to be considered a Housing Zone. This will involve identifying and packaging together development sites (allocated and potentially non-allocated) and a list of infrastructure requirements including those committed and with funding and those where additional funding or commitments will be required. Officers will endeavour to keep members informed of these discussions and any formal bid will necessarily require Cabinet endorsement and approval prior to submission.

Harrow on the Hill Station

4.0 Harrow on the Hill Station Step Free Access

4.1 Officers have held meetings with both the GLA and TfL operations teams, and agreed a brief to look into potential costs and the feasibility of installing step free access at Harrow on the Hill station. The brief went to tender using the TfL procurement framework and the successful consultants are to be appointed shortly. The final feasibility report should be completed by the end of August 2014.

4.2 The feasibility study for step free access is intended to run in tandem with the masterplan work proposed to be undertaken jointly with the GLA, TfL and Council. This considers the wider regeneration requirements in the surrounding station area, in particular, the TfL land holdings which need to be realised to help fund the station improvements and improvements to the wider public realm of College Road. It will also tie in with the development of the old Post Office site being advanced by Hyde Housing, ensuring continuity in the public realm response to this area.

4.3 To ensure the work on step free access, the masterplan, the Opportunity Area designation, Housing Zone and Outer London Fund Round 3 is undertaken in a coordinated manner, officers are putting in place a governance structure that includes a small steering group comprising GLA, TfL and Council officers to oversee all internal and external proposals. It is proposed that this Steering Group be chaired by the chair of Council's Regeneration Board to ensure comprehensive coverage of all matters arising that may affect the area and/or the various work streams set out above.

5.0 Conclusions

5.1 Realising the above designations and work at Harrow-on-the-Hill Station will help implement and deliver upon Harrow's Local Plan objectives and contribute significantly to accommodating Harrow's growth. Officers will therefore continue to follow the progress of the London Plan alterations including attending the examination and will report back on any further amendments if these have a potential impact on the Council's ability to manage growth and development sustainably. Officers will also engage GLA in discussions regarding the potential for the Harrow & Wealdstone Opportunity Area to be a Housing Zone, the results of which will be reported to LDF Panel and Cabinet prior to a formal bid being submitted. Further updates will be given to this Panel on progress with Harrow-on-the-Hill Station once consultants have finalised their feasibility report, including details on the feasibility options for step free access and costs.

Financial Implications

6.1 The Harrow on the Hill step free access scheme is included in the Council's 4-year capital programme 2014/15-17/18, with a budget in year 1 of £100K primarily for preliminary and feasibility work. Budgets included for 15/16 and beyond represent best estimates at the time of the capital bid, the revised costs of which will be known when the feasibility report is made available. This will help inform the capital programme and external funding available to Harrow if the scheme is progressed. Harrow's portion of the costs for the joint feasibility study into step free access at Harrow-on-the-Hill station will be met from this capital budget. It is anticipated, that this capital funding will also extend to the initial development of the masterplan, with costs being shared equally between Council, GLA and TfL.

6.2 There are no financial implications of the re-designation of the Intensification Area as an Opportunity Area, other than staff costs to attend the examination in support of this which will be met from existing LDF budgets.

6.3 The bid for Housing Zone designation will be met from existing budgets. The potential 'buy in' however from the GLA and treasury, should Harrow be successful, could potentially be in the order of £5-10m depending on the structure of the final bid Harrow puts together and how well this stacks up against the other bids across London.

Risk Management Implications

7.1 There are no risks associated with the redesignation of the Harrow & Wealdstone Intensification Area as an Opportunity Area as the quantum of development proposed in the London Plan is that already agreed in the adopted Council Area Action Plan.

7.2 The risks associated with the preparation of the feasibility report into step free access at Harrow-on-the-Hill Station are not with respect to the report itself rather the expectation that upon conclusion of the study, work to deliver the step free access will commence forthwith. Such expectations

within the community will require careful management and realism about the funding gaps and how this may be bridged.

7.3 There are certainly risks associated with the potential Housing Zone, in particular, the requirement to enter into funding agreements with the GLA and to commit to delivering housing within specified time periods. Such risks will be outlined in full in the report to Cabinet should a bid by Harrow Council be progressed.

Equalities implications

Was an Equality Impact Assessment carried out? No

8.1 Any development that results from these studies will be carefully considered against policies which have been robustly assessed for their impact upon the protected characteristics.

Council Priorities

9.1 The successful implementation of the Council's Area Action Plan will contribute to the regeneration of the Heart of Harrow, providing for much improved infrastructure alongside significant housing and jobs, helping to realise the administration's priorities around making a difference for local businesses, families, residents across the borough and the more vulnerable within the community.

Section 3 - Statutory Officer Clearance

Name: Jessie Man	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 25 th June 2014		
Name: Abiodun Kolawole	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 26 th June 2014		

Ward Councillors notified

No

Section 4 - Contact Details and Background Papers

Contact: Matthew Paterson, Senior Professional LDF Team, 6082

Background Papers:

Mayor of London's Housing Zones Prospectus:

<https://www.london.gov.uk/priorities/housing-land/increasing-housing-supply/housing-zones>

Further Alterations to the London Plan – Examination in Public:

<https://www.london.gov.uk/priorities/planning/london-plan/examination-in-public>

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REPORT FOR: MAJOR DEVELOPMENTS PANEL

Date of Meeting:	9 th July 2014
Subject:	Strategic Development Sites: Update
Key Decision:	No
Responsible Officer:	Caroline Bruce, Corporate Director for Environment & Enterprise
Portfolio Holder:	Councillor Keith Ferry, Portfolio Holder for Business, Planning & Regeneration.
Exempt:	No
Decision subject to Call-in:	No
Wards affected:	All
Enclosures:	Appendix A - Prior Approval Applications for Office to Residential Conversion

Section 1 – Summary and Recommendations

This report provides an overview of progress on the delivery of key strategic development sites across Harrow and the latest position on prior approvals for the conversion of offices to residential units within Harrow.

Recommendations:

It is recommended that the Panel:

Note the progress being made on the delivery of development proposals on key strategic sites set out in the Council's Local Plan.

Note the number and distribution of offices across Harrow that applied for, and have been granted, prior approval for conversion to residential units.

Reason: (For recommendation)

To update the Panel on the progress made in the delivery of key strategic site allocations within the Local Plan, as part of the Council's commitment within the Regeneration Strategy to meeting its housing and jobs targets and supporting growth.

Section 2 – Report

1.0 Introduction

1.1 Progress continues to be made on getting development underway on a number of key sites across the Borough. Officers have been working proactively with the developers of granted schemes to help them resolve pre-commencement issues, necessary to ensure the final schemes are deliverable. This report provides a summary of the progress being made on individual sites, and also seeks to draw member's attention to the number of prior approval applications the Council has received, the potential number of residential units that may be created, and the resulting quantum of office floor space lost.

Progress Update

2.0 Strategic Sites

2.1 Bradstowe House – construction continues and looks on track for the scheme to complete in April 2015. The windows are currently being fitted enabling the internal fit out works to commence.

2.2 Kodak – planning permission was granted in June 2014 to vary the existing application, providing for the relocation of the primary school from a part of the site still being occupied by the Kodak factory to the area beside the Magistrates Court, which is owned by Land Securities. Provision of the primary school is a precursor to enabling development of any housing on the site. Reserve matters applications are due to come in shortly.

2.3 Lyon House & Equitable House site - Redrow Homes have just signed a PPA for their s73 application - to alter the car parking layout (basement level) and to change the floor-to-ceiling heights - and to cover the discharge of pre-commencement conditions. The current timetable we are working to is submission by 21st July and determination by Planning Committee at its

meeting of 29th October. Construction on site is to commence before the end of the year.

2.4 ColArt – following grant of the detailed matters application in April, discussions are underway with officers regarding the discharge of pre-commencement conditions including materials and drainage.

2.5 RNOH – The Planning Dept continue to discuss options for the discharge of a number of conditions associated with the grant of permission, including a detailed phasing plan. An application is due in shortly for the Princess Eugenie House development, which now forms part of the phase 1 works.

2.6 Wood Farm – Development of the 10 homes is almost complete. As mentioned in the previous report to the Panel, the majority of the landscaping works associated with the extension to the country park have already been undertaken and the management plan has been drafted. Further minor seeding and the installation of signage are still required. The developer has agreed to continue to maintain the area until such time as they have completed the housing development, likely to be at the end of July, when it will officially be handed over to the Council and the formally opened up to the public.

2.7 Bentley Priory – Build out of the residential homes and units continues at pace with significant tracks of the landscaping works also now well established. Completion of all 110 residential dwellings is on programme.

2.8 Stanmore Place (Former Government Offices, Honeygot Lane) – Following the completion of all affordable housing units in 2011, development of the market housing continues, with construction to commence on the final two housing plots by the end of the year. The next phase is also to commence on the Stanmore Business Innovation Centre.

2.9 51 College Road (Dandara site) – Officers have drafted a PPA with Hyde Housing Group to bring forward a comprehensive redevelopment of this site. Pre-application discussions are to commence in the coming months.

2.10 Amner Lodge – following grant of planning permission in March, the s106 is due to be signed-off by 31st August.

2.11 Edgware town Football Club – Weston Homes have commenced works on this 189 unit scheme, with blocks 5-8 coming out of the ground now.

2.12 Gayton Road Car Park – Planning is in the process of drafting a PPA with Fairview homes for a revised planning application, likely to be submitted later this year.

3.0 Housing delivery

3.1 The recent survey of residential completions shows that for the 2013 – 2014 monitoring period, housing completions will be in the order of 280 units.

This is down on Harrow's target of 360 p.a. and down on previous years (736 2012/13; 445 in 2011/12; 434 in 2010/11; & 460 in 2009/10). The down turn in completions is certainly due to the recession and the general slowing of development rates as a result of impacts on borrowing.

3.2 Despite the dip in completions last year, over the Plan period the Borough's cumulative completions of 2,355 since 2009 continue to exceed the cumulative housing target of 1,850 over the same period. As highlighted above, there is now more activity around granted schemes as a result of the recovering housing market locally and in London. As such, officers expect a further poor year of returns for 2014/15 before completions on a number of these significant developments come on stream and figures return to the 400+ homes p.a.

4.0 Office to Residential

4.1 There have been 47 applications to date submitted for change of use from Class B1(a) office to Class C3 residential taking advantage of the change to Permitted Development rights introduced in March 2013 for a three year time limited period.

4.2 In determining these applications, the local planning authority's discretion is limited to only:

- transport and highways impacts of the development;
- contamination risks on the site; and
- flooding risks on the site

4.3 As at the end of May 2014, 39 of these applications have had a decision and of these 31 were granted, for two applications prior approval was not required and six have either been refused or withdrawn. Eight applications still await a decision. **Appendix A** provides a full list of the prior approval applications received, the number of units proposed and the current status of each.

4.4 The 31 granted applications plus the two where prior approval was not required would result in 598 new dwellings in the borough if they were all implemented and would result in a loss of 40,564 m² of Class B1(a) office floorspace.

4.5 At the time Prior Approval is granted, it is necessary for the Council to determine whether the applicable floorspace has been in occupation for at least six months of the past 36 months, for the purposes of determining CIL liabilities. Of the 31 granted applications, 22 were for occupied office floorspace. The level of occupied office floorspace amounts to circa 28,400m² or the equivalent of circa 1,420 jobs.

4.6 Although introduced as a means of providing residential dwellings through conversion of redundant and surplus office floorspace, in Harrow, the reality is the loss of often occupied and prime Class B1(a) office space primarily in town centres and replacement with low quality housing with very few amenities and foregone opportunities in terms of jobs and housing

capacity.

5.0 Retail to Residential

5.1 Despite strong opposition, the Permitted Development Order was amended on 6th April 2014 to allow for a temporary period (3 years) for the conversion of small retail units (less than 150sqm) to residential homes via prior approval.

5.2 However, unlike office to residential, the prior approval process for retail to residential allows the local planning authority to consider the design of the proposal, in respect of materials and outlook, as well as the impact on local character and the potential impact of the loss of the retail use on the economic health of the town centre including the need to maintain adequate levels of essential local services. In this respect, at least some account can be made to the policies of the Local Plan.

5.3 Despite earlier consultation indicating that the new changes would apply only to empty shop units, like the office to residential, the amendments to the Permitted Development Order make no reference to long-term vacancy being a requirement. However, the additional considerations available to the Council should enable prior approval applications of occupied or recently vacated retail units to be resisted on the grounds of economic impact. As a result, officers consider that the only prior approval applications that will find favour are those where the Council would have been inclined to grant a change of use through the normal planning application process.

6.0 Conclusions

6.1 As house prices continue to rise across the borough we expect to see significant construction commence on a number of our strategic housing sites within the year. Such development is crucial if the Council is to maintain its strong position with respect to housing delivery and pipeline of supply over the coming years, and to deliver upon the new housing target proposed by the further alterations to the London Plan, which will come into effect in 2015.

6.2 Monitoring of prior approvals will continue but it may be some time until we fully understand the impact of these permissions on the local economy, office provision, and local employment numbers. Such monitoring will also need to be expanded to take account of PD for conversion of retail to residential and the cumulative impact of both these changes on town centre vitality, particularly for Harrow Metropolitan Town Centre.

Financial Implications

7.1 The development consented over the past two years, has the capacity to deliver almost £1bn of investment into the borough in the years ahead, contributing to meeting the housing and job targets and supporting growth. The resources to manage these developments are derived from planning fees and the Council's budgeted staff and operational costs, spread across not just Environment and Enterprise, but the whole Council. Revenue income is supplemented by capitalisation of staffing costs where appropriate and grant

based programmes (including schemes such as the Outer London Fund). The changes to planning legislation mean that the service has seen an increase in application numbers but fee income has been significantly reduced, which has impacted upon available resources and on the planning income budget. Had these units been submitted as planning applications, this would have resulted in around £220K in planning fees income. The service is seeking financial contributions through planning performance agreements and discretionary pre-application charges where appropriate to help offset these losses.

Risk Management Implications

8.1 Each strategic proposal is managed dynamically having regard to project specific risks. There are no material risk implications from this report.

Equalities implications

Was an Equality Impact Assessment carried out? No

9.1 Individual planning decisions are carefully considered against policies which have been robustly assessed for their impact upon the protected characteristics.

Council Priorities

The Council's vision:

Working Together to Make a Difference for Harrow

The report updates the Panel members on the delivery of key development sites across the Borough which are crucial to the provision of new housing, including affordable housing, and to the regeneration of areas, especially town centres and redundant industrial land ensuring provision is made to retain opportunities for local employment and services.

Section 3 - Statutory Officer Clearance

<p>Name: Jessie Man</p> <p>Date: 25th July 2014</p>	<p><input checked="" type="checkbox"/> on behalf of the* Chief Financial Officer</p>
<p>Name: Abiodu Kolawole</p> <p>Date: 26th July 2014</p>	<p><input checked="" type="checkbox"/> on behalf of the* Monitoring Officer</p>

Ward Councillors notified:

NO.

Section 4 - Contact Details and Background Papers

Contact: Matthew Paterson, Senior Professional LDF Team, 6082

Background Papers: None

Appendix A – Prior Approval Applications for Office to Residential Conversion

Address	Status	Date	Units	Opportunity Area
Trinity House, 326 Station Road Harrow HA1 2DX	Grant	18/07/2013	5	Yes
Floors 1 to 6 Congress House, Lyon Road, Harrow, HA1 2EN	Grant	21/08/2013	54	Yes
Grosvenor House High Street Edgware HA8 7TA	Grant	21/08/2013	25	
Brent House 214 Kenton Road Harrow HA3 8BT	Grant	22/08/2013	25	
First National House 53 - 61 College Road Harrow HA1 1FB	Grant	21/08/2013	54	Yes
First National House 53 - 61 College Road Harrow HA1 1FB	Grant	02/09/2013	24	Yes
Sherbourne House 23 - 25 Northolt Road Harrow HA2 0LH	Grant	06/09/2013	16	
Cooper House 25 Belmont Circle Kenton Lane Harrow HA3 8RF	Grant	24/09/2013	5	
16 Peterborough Road Harrow HA1 2BQ	Grant	24/09/2013	4	Yes
Intershop House 43 - 51 Lowlands Road Harrow	Grant	04/10/2013	28	Yes
4 - 6 Peterborough Road Harrow HA1 2BQ	Grant	24/10/2013	2	Yes
Bovis House 142 Northolt Road Harrow HA2 0EG	Grant	09/10/2013	101	
198 - 200 Northolt Road South Harrow Middlesex HA2 0EN	Grant	16/10/2013	4	
Orion House 171 - 177 High Street Wealdstone Harrow HA3 5EA	Grant	29/10/2013	22	Yes
The Old Fire Station High Street Harrow HA1 3LP	Grant	22/11/2013	3	
Trinomnis House 125 - 129 High Street Edgware	Grant	12/12/2013	10	
1 Admiral House Cardinal Way Harrow HA3 5TE	Grant	23/12/2013	3	Yes
Interphone House 12 - 22 Herga Road Harrow HA3 5AS	Grant	23/12/2013	31	Yes
11 - 15 St Anns Road Harrow HA1 1LA	Grant	23/12/2013	2	Yes
Talbot House 204 - 226 Imperial Drive North Harrow Harrow	Grant	23/12/2013	55	
The Old Bakery Grange Court Grange Gardens Pinner HA5 5QB	Grant	23/01/2014	1	
235a Imperial Drive North Harrow Harrow HA2 7HE	Grant	23/01/2014	1	
College House 15 College Road Harrow HA1 1BY	Grant	07/02/2014	26	Yes
10 Peterborough Road Harrow HA1 2BQ	PA not req	10/02/2014	4	Yes
Evans House 107 Marsh Road Pinner	Grant	10/02/2014	28	
853a Honeypot Lane Stanmore HA7 1AR	Grant	13/02/2014	1	
14 Peterborough Road Harrow HA1 2BQ	Grant	26/02/2014	1	Yes
365 Station Road Harrow HA1 2AW	Grant	10/02/2014	1	Yes
12 Peterborough Road Harrow HA1 2BQ	Grant	06/03/2014	2	Yes
Avante House 9 Bridge Street Pinner HA5 3HR	Grant	13/03/2014	2	
Kingsbridge House 130 Marsh Road Pinner HA5 5LX	Grant	18/03/2014	12	
2 Gayton Road Harrow HA1 2XU	Grant	17/03/2014	36	Yes
Fourth Floor Premier House Canning Road Wealdstone HA3 7TS	PA not req	04/10/2013	10	Yes
Avante House 9 Bridge Street Pinner	Refused	29/10/2013	2	
Kingsbridge House 130 Marsh Road Pinner HA5 5LX	Refused	20/12/2013	12	
Bridgen House 10 - 16 Byron Road Wealdstone Harrow HA3 7ST	Withdrawn	30/01/2014	6	Yes

Woodfield House 506 - 508 Honeypot Lane Stanmore HA7 1LA	Withdrawn	23/01/2014	4	
Trinity House, 326 Station Road Harrow HA1 2DX	Withdrawn	18/06/2013	5	Yes
20 St Anns Road, Harrow, HA1 1LG	Withdrawn	02/10/2013	1	Yes
Woodfield House 506 - 508 Honeypot Lane Stanmore HA7 1LA	No Decision		16	
Compass House Pynnales Close Stanmore HA7 4AF	No Decision		8	
Stanmore House 15-19 Church Road Stanmore HA7 4AR	No Decision		3	
16a The Broadway Stanmore HA7 4DW	No Decision		4	
Talbot House 204 - 226 Imperial Drive North Harrow Harrow	No Decision		17	
5 Masons Avenue Harrow HA3 5AH	No Decision		5	Yes
202 Northolt Road Harrow HA2 0EN	No Decision		2	
138 Pinner Road Harrow HA1 4JE	No Decision		3	

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