

Major Developments Panel Agenda

Date: Tuesday 26 October 2021

Time: 6.30 pm

Venue: Virtual Meeting - Online

Membership (Quorum 3)

Chair: Councillor Graham Henson

Labour Councillors: Pamela Fitzpatrick
Varsha Parmar
David Perry (VC)

Conservative Councillors: Marilyn Ashton
Stephen Greek
Paul Osborn

Labour Reserve Members:

1. Jeff Anderson
2. Simon Brown
3. Niraj Dattani
4. Kiran Ramchandani

Conservative Reserve Members:

1. Bharat Thakker
2. Anjana Patel
3. Norman Stevenson

Contact: Alison Atherton, Senior Professional - Democratic Services
Tel: 07825 726493 E-mail: alison.atherton@harrow.gov.uk

Scan this code for the electronic agenda:



Useful Information

Meeting details

This meeting is open to the press and public and can be viewed on www.harrow.gov.uk/virtualmeeting

Filming / recording of meetings

Please note that proceedings at this meeting may be recorded or filmed. If you choose to attend, you will be deemed to have consented to being recorded and/or filmed.

The recording will be made available on the Council website following the meeting.

Agenda publication date: Thursday 14 October 2021

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. 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.

3. Minutes (Pages 5 - 12)

That the minutes of the meeting held on 3 November 2020 and the Special meeting held on 26 July 2021 be taken as read and signed as correct records.

4. Public Questions *

To receive any public questions received in accordance with Executive Procedure Rule 49 (Part 4D of the Constitution).

Questions will be asked in the order in which they were received. There will be a time limit of 15 minutes for the asking and answering of public questions.

[The deadline for receipt of public questions is 3.00 pm, Thursday 21 October 2021. Questions should be sent to publicquestions@harrow.gov.uk

No person may submit more than one question].

5. Petitions

To receive petitions (if any) submitted by members of the public/Councillors under the provisions of Executive Procedure Rule 47 (Part 4D of the Constitution).

6. Deputations

To receive deputations (if any) under the provisions of Executive Procedure Rule 48 (Part 4D of the Constitution).

7. Presentation on Stanmore Gardens (formerly Anmer Lodge)

To receive a presentation from the Planning agents, Lichfields

8. Update on Various Projects

9. Future Topics and Presentations

10. **Any Other Urgent Business**
Which cannot otherwise be dealt with.

Agenda - Part II

Nil

*** Data Protection Act Notice**

The Council will record the meeting and will place the recording on the Council's website.

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



Major Developments Panel Virtual Meeting

Minutes

3 November 2020

Present:

Chair: Councillor Keith Ferry

Councillors: Ghazanfar Ali Paul Osborn
Marilyn Ashton Varsha Parmar
Stephen Greek David Perry

68. Attendance by Reserve Members

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

69. Declarations of Interest

RESOLVED: To note that the Declarations of Interests published in advance of the meeting on the Council's website were taken as read and no further interests were declared.

70. Minutes

RESOLVED: That the minutes of the meeting held on 8 July 2020 be taken as read and signed as a correct record subject to the following amendment:

Minute 65 – Presentation on Vaughan Road Car Park, West Harrow

First sentence, last paragraph to read

A Member questioned the Chair in terms of his attendance at the Panel for the discussion on this particular development proposal and why he had not declared a disclosable pecuniary interest, because he had declared the same

in respect of his association with Dandi Living at two previous Planning Committee meetings.

71. Public Questions

RESOLVED: To note that no public questions were received.

72. Petitions

RESOLVED: To note that no petitions had been received.

73. Deputations

RESOLVED: To note that no deputations were received at this meeting under the provisions of Executive Procedure Rule 48 (Part 4D of the Constitution).

RESOLVED ITEMS

74. Presentation on Harrow View East

Members receive a presentation on the Harrow View East development from the developer, Barratts.

The developer outlined the context of the former Kodak site, which had been a presence for 125 years, the extent of the site, showed images of the planned appearance, described the size and massing of the site and the key design features. The developer summarised the proposed changes to plot C1 which included an additional 110 homes and an alteration of building heights.

In terms of plot B1, the developer outlined the benefits of the scheme which proposed an increase in height of a single story and created 14 additional homes and a playspace. He advised that there would be 0.3 car park spaces per dwelling and that it was expected that the majority of residents would not own a car.

A Member expressed frustration as to why the developers had failed to listen to Members and continued to propose developments of such height and density on this site as it was having a negative impact on what would be a good housing scheme. He questioned the sense and purpose of the Green Lane if the site was to be dominated by such a large building with the resultant impact on light and air quality. He added that, in his view, the proposed development would need to be demolished in 20-30 years as unsuitable.

In response, the developer stated that Barratts were building high quality homes that met all industry standards and that those residents that had moved in were happy with their new homes. Harrow had a large housing target to meet and Barratts were building to address this need, with a modest increase in scale, and working to produce good quality homes.

In response to a Member's questions, the developer advised:-

- a smaller scale supermarket was proposed for the site which would be open for local provisions and could be open for extended hours;
- there would be less car parking available to discourage car ownership. Early indications from the current occupiers was that they accepted the vehicular constraints. The section 106 agreement prevented residents from applying for a parking permit but there may be a car club on the development.

A Member urged caution in that the resulting development may be too vast and not live up to expectations. She expressed the view that people may not feel that they were at home in a development of such height and scale. She suggested the reason for Members' concerns were as a result of the clear presentation and explanation provided by the developer. In response, Members were invited to have a tour of the first phase of the development so that they could see the space. The Chair requested that this be facilitated by the Chief Planning Officer.

The Chair thanked the presenters for their attendance.

RESOLVED: That the presentation be noted.

75. Presentation on Land Rear of 171-255 Pinner Road, Harrow

Members received a presentation on the proposed development on the land to the rear of 171-255 Pinner Road, Harrow from the developers, MML Investments Ltd.

Members were informed that the proposal was for a residential scheme of 46 dwellings. The scheme was still in the early stages of development but there would be a full detailed planning application to Council. During the presentation, the developer outlined the constraints and opportunities of the site, site layout, the materials to be used and the schedule of units which would be to a maximum of 5 storeys. He also advised that both sustainability and response to climate change were also considerations. In terms of parking, it was likely that there would be a ratio of 0.4 spaces per dwelling, that is, 18-19 car park spaces on the site.

In response to a Member's questions, the Panel was advised that:-

- In terms of social housing, although plans were in the early stage, two blocks would have a mixture of affordable housing for sale and rent;
- The impact on the residents' gardens in Pinner Road was a key planning issue. The developers were seeking to ensure that there was no adverse effect and no habitable room would face the back of the Pinner Road properties. Further, the Panel was advised that the development could be increased by 2 storeys but it was not appropriate for the site;
- The reasoning behind not providing family houses was to maintain as much of the existing landscaping as possible and to minimise the footprint

The Chair thanked the presenters for their attendance.

RESOLVED: That the presentation be noted.

76. Update on Various Projects

No updates were received.

77. Future Topics and Presentations

Members were invited to send suggestions for future topics and presentations to the Interim Chief Planning Officer.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.29 pm).

(Signed) Councillor Keith Ferry
Chair

Major Developments Panel (Special)

Minutes

26 July 2021

Present:

Chair: Councillor Graham Henson

Councillors: Pamela Fitzpatrick
Varsha Parmar
David Perry.

Marilyn Ashton
Stephen Greek
Paul Osborn

78. Attendance by Reserve Members

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

79. Declarations of Interest

RESOLVED: To note that the Declarations of Interests published in advance of the meeting on the Council's website were taken as read and no further interests were declared.

80. Appointment of Vice-Chair

RESOLVED: To appoint Councillor David Perry as Vice-Chair of the Major Developments Panel for the 2021/2022 Municipal Year.

Resolved Items

81. Presentation on Plot S, Milton Road

The Panel received a presentation on the Plot S, Milton Road development from the architect - Sheppard Robson.

The architect outlined the context of the proposal, which sat on a prominent corner in close proximity to Harrow Central Mosque and Harrow Civic Centre, focusing on the layout, size, massing and emerging design of the site and showed images of the planned appearance and landscape proposals.

Plot S formed the first part of the emerging masterplan for Poets Corner and was expected to provide 100% affordable homes. Key elements of the proposal included an active frontage and retail space, use of traditional brickwork to complement the existing character of the surrounding buildings, optimised shared and private amenity space and a bike hub.

In the discussion which followed, Members asked questions which were responded to as follows:

- A Member commented on the size of the communal garden, which they felt was disproportionate in size compared to the number of people expected to occupy the building. Noting the proposals, a Member also commented on the safety aspect and expressed concern that if left open to the public it could draw in crowds and encourage anti-social behaviour. The developer responded, noting the following:
 - at 75m the shared garden was deemed reasonably large and would provide an attractive open space for the residents, in addition to already existing private spaces in the form of balconies.
 - the central amenity space would be gated but part of it was expected to be open to the public in order to provide access to the play area. It was noted that other properties in the area such Gayton Road, with similar open spaces, had not seen any issues with anti-social behaviour.
 - maintenance would be retained and managed by Harrow Council.
- the height of the development, which ranged from 3 to 7 storeys, was Height set on the lower end imagine for Poets Corner and was in line with other tall buildings in the area.
- in response to a question about the size of the townhouse gardens, the developer explained that they were twice the size of the national described space standard and ranged between 20 to 24sqm for flats and 24-28sqm for townhouses.
- Plot S was located in a Public Transport Accessibility Level (PTAL) 4 and 5 area, which offered good access to public transport links. In line with the London Plan, it was envisioned as a car-free scheme and except for three disabled spaces there was no other parking built into the proposal. While concerns about potential overspill parking in the nearby area had been considered, the proposal was deemed acceptable and it was anticipated that future residents would not be eligible for a permit for the existing controlled parking arrangements.
- The brown roofs envisioned as part of the landscape proposals, would not be visible from a street level and would be hidden behind parapets, thereby minimising the risk of potential unsightly appearance.

- the development, which was compliant in terms of local housing needs, would comprise of 42 units (32 flats and 10 townhouses). This was in line with advice received from the Council's Housing Need Department and took into consideration the acute housing shortage in the area
- the development would be compliant with all highways and infrastructure requirements, within the required capacity.
- the proposal's financial evaluation had been made on the assumption that additional income from affordable housing grant would be agreed. The intention was to make best use of the available site, providing as many homes as possible without over-densifying the site.
- units within the apartment block, except for two ground floor which were rented accessible units, were intended for shared ownership, whereas the townhouses would be let by the Council's Housing Team under London Affordable Rent.
- the pocket garden received two hours of sunlight to 50% of the area on 21st March which was in line with guidance.

The Panel then moved on to comments on the proposals, focusing on the following key points:

- given the Council was both the client and the planning authority for the development of Plot S and given its level of control over it had a duty to ensure best use of the area.
- concern over the overall size of the development, given the uncertainty of the Council's future leadership and how it could affect the shape of the proposal particularly with regards to its height.
- despite being categorised as "affordable" housing, a Member expressed concerns about the viability of the scheme and noted that the shared ownership cost of the units offered was still unachievable for the majority of the local population, particularly as no parking was being provided. She further drew attention to the fact that PTAL ratings were only a measure of public transport services and did not reveal their usefulness/appropriateness.
- the transition from existing three storey properties on Station Road to seven storeys on the eastern side of the development was seen as a concern as it was disproportionate to the height of the surrounding properties.
- despite questioning the attractiveness of having a small amenity space (pocket garden) with a gate, the Panel was impressed by how much open space had been kept instead of building on it
- further consideration on limited parking arrangements was needed.

In conclusion, the Chair noted that the proposals achieved a balance between affordable housing and what can be delivered in practice within the space available. He added that the next step of the process would include a public consultation, followed by a planning application.

Having thanked the representatives for their attendance and detailed presentation, the Panel

RESOLVED: That the presentation be noted.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.25 pm).

(Signed) Councillor Graham Henson
Chair