

Major Developments Panel Agenda

Date: Wednesday 2 February 2022

Time: 6.30 pm

Venue: Virtual Meeting - Online

Membership (Quorum 3)

Chair: Councillor Graham Henson

Labour Councillors: Nitin Parekh
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

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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: Tuesday, 25 January 2022

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 26 October 2021, and the Special Meeting held on 1 December 2021, be taken as read and signed as a correct record.

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, 28 January 2022. 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 Byron Park Development

8. 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

Minutes

26 October 2021

Present:

Chair: Councillor Graham Henson

Councillors: Marilyn Ashton Paul Osborn
Pamela Fitzpatrick Varsha Parmar
Stephen Greek David Perry

82. Attendance by Reserve Members

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

83. Declarations of Interest

RESOLVED: To note that there were no declarations of interests made by Members.

84. Minutes

RESOLVED: 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.

85. Public Questions

RESOLVED: To note that no public questions were received.

86. Petitions

RESOLVED: To note that no petitions had been received.

87. Deputations

RESOLVED: To note that no deputations were received.

Resolved Items

88. Presentation on Stanmore Gardens (formerly Anmer Lodge)

Members received a presentation on Stanmore Gardens (formerly Anmer Lodge) from the developer, Notting Hill Genesis (NHG).

In making the presentation, the developer reported that

- there would an exhibition held at Bernays Hall, Stanmore on Wednesday 3 November.
- The development of this brown field site would comprise of 196 high quality new homes (70 one bed, 104 two bed and 22 three bed), 37% of which would be affordable. 57% of the properties would be dual aspect and the affordable blocks would be delivered in phase 1.
- There would be 59 car parking spaces for residents, a ratio of 0.3 and 371 cycle parking spaces plus a car club.
- Place space would be provided for children up to 15 years of age as well as a space for 16 to 17-year olds.
- Ideas were being sought for a focal point for the square eg bandstand, drinking fountain, playable structure.
- The site already had permission for 180,000 square feet of commercial space in perpetuity.
- The site was restricted in terms of vehicular access and was constrained by a slope north to south and a culvert that ran through it.
- The existing town centre car park would be retained throughout the build and the project phased so that the car park would be available at all times.
- There would be a new public square as well as new flexible commercial space.
- The architecture of the development would reflect the local area.
- The design approach in comparison with the approved scheme.
- The development would deliver a 35% reduction in carbon emissions.

Following the presentation, Members made comments and asked questions. Clarification was sought as to the level of engagement with Stanmore Traders and the Panel was advised that there had been initial liaison with the Stanmore Society and Chamber of Trade. A Member expressed concern that there had been no feedback from either the Traders or Chamber on the proposals before the Panel.

In response to a Member's question, the developer confirmed that there was a contractual obligation to provide car parking spaces to Norwood and Lidl as they had a lease but that this was not in perpetuity. The Member went on to express the view that this was not a car free development and that there might be an issue with the number of resident car parking spaces. In addition, there was limited parking in the vicinity. The developer acknowledged the issue and explained that the usage of cars at other sites had been looked at and residents were changing the way they used vehicles and highlighted the accessible location.

A Member stated that, given the steep gradients in Stanmore and surrounding area, the likelihood of people taking up cycling was limited. She added that the bus services and connectivity was not as good as it might be although the Stanmore Hub was useful.

A Member sought clarification as to the types of affordable housing proposed for the development and the breakdown between rented and shared ownership, the estimated cost to residents and whether dual aspect properties would be available for affordable housing. In response, the Panel were advised that 70 properties would be affordable, 33 at the London affordable rent (calculated by the Greater London Authority to be £161.00 for a one bed, £171.00 for a two bed and £181.00 for a three bed per week), 37 shared ownership at market rates (25-40%). The developer also confirmed that dual aspect properties would be available throughout the scheme.

In terms of parking, a Member questioned what sustainable travel provision would be put in place to enable the reduction in parking spaces and indicated that he would be interested to see the transport assessment. The developer advised that there would be an on-site car club for residents and trends at existing similar developments had been considered when drawing up the proposals.

A Member questioned why the developer was not building the consented scheme and stated that Harrow had the lowest number of consented family sized homes in London. The Panel was advised that the consented scheme was heavily reliant on Marks and Spencer who had subsequently withdrawn from the agreement. In response, some Members indicated that the public consultation exercise was likely to show concern in relation to density as it was the prospect of Marks and Spencer in Stanmore that had made the scheme palatable to residents.

The Chair thanked the developer and attendees for the presentation and responses.

RESOLVED: That the presentation be noted.

89. Update on Various Projects

The Interim Chief Planning Officer advised that a written update would be circulated to Members as officers were in various stages of discussion in relation to a number of sites in the town centre including 51 College Road, the Library site, Congress House. There had been separate briefings on the Harrow Strategic Development Partner.

Members were advised that Stanmore and Edgware Golf Club would be submitted to Planning Committee, the application in relation to Stanmore Station had been called in by the Mayor of London and that the Rayners Lane station application had been withdrawn.

RESOLVED: That position in relation to the various projects be noted and that the Interim Chief Planning Officer be requested to circulate a written update to Members.

90. Future Topics and Presentations

No future topics or presentations were requested at the meeting.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.22 pm).

(Signed) Councillor Graham Henson
Chair

Major Developments Panel Special Minutes

1 December 2021

Present:

Chair: Councillor Graham Henson

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

**In attendance
(Presenters):** Esterina Bartilomo - CBRE
Baheeja Betts –
WatesGroup
Peter de Souza - Stantec
Manu Dwivedi - Stantec
Martin Savage - BDP
Anna Shapiro – Sheppard
Robson
Tim Simon - WatesGroup
Sarah Stevens - CBRE

91. Attendance by Reserve Members

RESOLVED: To note that there were none.

92. Declarations of Interest

RESOLVED: To note that there were none.

Resolved Items

93. Presentation on the Byron Quarter

Members received a presentation on Byron Quarter from the developer's main architects, Sheppard Robson. The proposed development is by WatesGroup.

In making the presentation, it was reported that:

- the development was a revised scheme, and would comprise of 360 new homes. These would be 50% affordable homes based on habitable rooms, and would allow the scheme to deliver additional larger family sized units;
- the design would be for different types of family housing, with over 70% dual aspect apartment units on a typical floor;
- around 65% family units would be 2-bedrooms and above;
- the apartment sizes would be Nationally Described Space Standards sizes and above;
- there would be 100 car parking spaces for residents, on a ratio of 0.3 and cycle parking spaces, plus a car club;
- play space would be provided for children up to 15 years of age, as well as a space for 16- to 17-year-olds;
- there would be a new public square, as well as new flexible commercial space;
- the architecture of the development would reflect the local area; and
- there would a public consultation at the Leisure Centre on Wednesday 8 December 2021, followed by an online consultation, as well as consultations with Ward Councillors.

Following the presentation, Members made comments and asked questions.

Clarification was sought as to the level of engagement with local residents. The Panel was advised that there had been initial liaison with residents, and public consultation were planned to begin on 8 December 2021. This would be followed with the creation of an online portal. Thereafter, Ward Councillors would be consulted, with feedback taken, leading to a further round of public consultations. The Member asked whether there was flexibility in receiving feedback to be included in future revisions of the development. It was advised that there would be.

In response to a Member's question on the public transport accessibility level (PTAL) rating for the scheme, it was advised that it was between 3 and 4. The Member further queried on how many electric charging points would be provided. It was advised that there would be 20% electric charging points, which was policy compliant.

In response to a Member's question, the developer clarified that 2 bedroomed units were considered to be family housing, in addition to units of 3 bedrooms and above.

The Member was concerned that having tall buildings on the edge of the park would impact on the park's heritage. The developer advised that tall buildings would enhance the relationship between the development and the park, and

that consultations with the Council would be undertaken to work out an appropriate siting if deemed necessary.

A Member went on to express the view that the height was excessive. The Member also expressed concerns on the limited number of car parking spaces, and requested if more could be considered. Furthermore, it was not a car free development and that there might be an issue with the number of resident car parking spaces. In addition, there was need to ensure that entry and exit points to the park were secured as the development was located in a crime-prone area.

The developer acknowledged the issue of security, and the Interim Chief Planning Officer explained that the Police would be engaged to ensure that security was enhanced for the development.

However, a Member stated that it was imperative to plan for security measures at development stage in order to reduce anti-social behaviour and other vices that were prevalent in the area.

In terms of parking, a Member questioned what sustainable travel provision would be put in place to complement the reduction in parking spaces. The developer advised that there would be an on-site car club for residents and in nearby locations. Trends at existing similar developments had been considered when drawing up the proposals.

The Chair thanked the developer and attendees for the presentation and responses.

RESOLVED: That the presentation be noted.

(Note: The meeting, having commenced at 6.30 pm, closed at 7.43 pm).

(Signed) Councillor Graham Henson
Chair

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