

Planning Policy Advisory Panel

Minutes

30 November 2022

Present:

Chair: Councillor Marilyn Ashton

Councillors: Christopher Baxter
Stephen Greek
Asif Hussain
Nitin Parekh
David Perry
Zak Wagman

11. Attendance by Reserve Members

RESOLVED: To note there were none.

However, the Chair notified the Panel that Councillor Nitin Parekh had replaced Councillor Stephen Hickman as a full member of the Panel for the remainder of the 2022-2023 Municipal Year.

12. Declarations of Interest

RESOLVED: To note that the following declarations of interest were made:

Agenda Item 7 – Presentation on Greenmead Place, Redevelopment of Tesco, Station Road, Harrow

Councillor Zak Wagman declared a non-pecuniary interest in that he worked for a competitor of Tesco.

Agenda Item 8 - Outcomes of consideration of three areas for Conservation Area Status

Councillor Asif Hussain declared a non-pecuniary interest in that he lived in the area where one of the proposals was located.

13. Minutes

RESOLVED: That the minutes of the meeting held on 3 October 2022 be taken as read and signed as a correct record.

14. Public Questions

RESOLVED: That one question, followed by a supplemental question, was received and responded to.

15. Petitions

RESOLVED: To note that there were none.

16. Deputations

RESOLVED: To note that there were none.

Resolved Items

17. Presentation - Greenmead Place, Redevelopment of Tesco, Station Road, Harrow

Members received a presentation on Greenmead Place, Redevelopment of Tesco, Station Road, Harrow.

The proposed project would establish a new residential quarter that was described as an exciting and attractive place, with an authentic and comprehensive response to townscape and street scape. The proposals offered the benefit of a new Tesco store, with new residential, leisure and community facilities, as well as retail/workspace in the buildings.

In the discussion that ensued, Members raised the following concerns:

- the height of the proposal would be unsympathetic to the local vernacular. Similar concerns were also expressed in 2019 when the proposal was considered by the Major Developments Panel. The proposal at 15 storeys would be very tall and massing;
- the definition of family-sized units needed clarifying and whether 2-bed units were considered family-size; and
- the number of car parking spaces were inadequate for the size of the development. How would the car spaces be allocated? The reduction in car spaces would impact on the social aspect of the current development, where residents would park and attend other amenities in the area, as well as worshipers at the local mosque.

In response, the architects and developers responded that:

- one of the current buildings in the area stood at 11 storeys. The previous design had been altered in order to be sympathetic to the surroundings. Furthermore, the area was changing and taller buildings were becoming acceptable;
- two and three bed units were both considered as family-size accommodation. The number of these was 25, which was 4% of the total number of units; and
- car parking spaces would be prioritised for Blue Badge Holders, family units and the rest on a “first-come, first-serve” basis. There would not be any visitor car parking spaces, as the area was well served by public transport. Moreover, the Greater London Assembly guidance was to have car-free developments.

RESOLVED: That the presentation be noted.

18. Report - Outcomes of consideration of three areas for Conservation Area Status

Members received the report on the Outcomes of consideration of three areas for Conservation Area Status.

The report set out the outcomes of the assessment of the following three areas for potential designation as conservation areas:

- 1) Butler Avenue and surrounding roads in West Harrow;
- 2) West Drive Gardens, Bellfield Avenue and West Drive numbers 1- 41 (odd) and 2-36 (even) in Harrow Weald; and
- 3) Suffolk Road in North Harrow.

The Panel had considered the intention to assess these areas for potential designation at its meeting on 3 October 2022.

The subsequent assessments concluded that Butler Avenue (West Harrow) and Suffolk Road (North Harrow) did not meet the Harrow criteria for designation.

West Drive Gardens, Bellfield Avenue and West Drive numbers 1- 41 (odd) and 2-36 (even) (Harrow Weald) had marginally met the Harrow criteria for designation.

In the discussion that ensued, Members raised the following points:

- a query was raised with respect to how the areas had been identified and ensuring subsequent areas followed a similar / more formalised process;
- there was potentially scope for informal consultation with local history groups. Specifically for Butler Avenue, the West Harrow Community Forum should be contacted and if, as a result of this, there was a stronger case for designation, Officers should advise the Panel of this;

- for Butler Avenue, a wider area could be considered for any future Local Area of Special Character (LASC) assessment; and
- the background to the West Drive / Bellfield Avenue area was acknowledged. The observation made was that the 2015 consultation set the bar too high with respect to residents demonstrating how the area met the local criteria. Members acknowledged that the case for inclusion in a Conservation Area was marginal (as noted in the assessment). However, on balance the area should proceed to consultation for potential inclusion in a Conservation Area. The suggested name was West Drive and Bellfield Avenue Conservation Area.

RESOLVED: That the Panel agreed the outcomes of the assessment (subject to discussions with West Harrow Community Forum in relation to Butler Avenue); and considered that the West Drive and Bellfield Avenue area should proceed to consultation for potential inclusion in a Conservation Area.

(Note: The meeting, having commenced at 6.30 pm, closed at 9.00 pm).

(Signed) Councillor Marilyn Ashton
Chair