

LOCAL DEVELOPMENT FRAMEWORK PANEL MINUTES

3 DECEMBER 2012

Chairman: * Councillor Keith Ferry

Councillors: * Marilyn Ashton † Bill Phillips
* Stephen Greek * Navin Shah
* Graham Henson (3) * Simon Williams

In attendance: Councillor Joyce Nickolay All items
(Councillors)

* Denotes Member present
(3) Denote category of Reserve Members
† Denotes apologies received

RECOMMENDED ITEMS

91. Consultation Draft Garden Land Development Supplementary Planning Document

An officer introduced a report of the Corporate Director, Environment and Enterprise which outlined the background to the draft Garden Land Development Supplementary Planning Document (SPD). It was noted that one of the key components of the Core Strategy's spatial strategy was a presumption against garden land development. The intention of the presumption was to prevent further, incremental residential development on garden land.

The officer made the following comments:

- initial appeal decisions received in respect of the presumption against garden land indicate that Planning Inspectors are conflating the intention of the presumption with site specific issues of character, appearance and amenity etc;
- the policy was not intended to control the development of domestic extensions and outbuildings. Whilst the distinction of intention was clear, in practice it led to potential anomalies (such as in the conversion of houses to flats) that needed to be reconciled in the application of the policy;
- the SDP should carry weight at appeal and avoid potential confusion by the Planning Inspectors regarding the two separate issues of character and dispersal.

The officer explained the pertinent parts of the draft SPD: the proposed definition of what is and is not garden land and garden land development; and the proposed exception for 'gap' sites within the built up street frontage.

The Members made a number of comments which the officer responded to as follows:

- paragraph 3.11 of the draft SDP seeks to explain what is meant by 'built up street frontage' in order to ensure that the difference between a gap site and other types of garden land is clear;
- reference was made to the definition of previously developed land (which now excludes garden land) in the context of other changes proposed by the Government. The officers did not envisage a change to the definition in the foreseeable future due to the National Planning Policy Framework and the London Plan.

Resolved to RECOMMEND: (to Cabinet)

That the draft Garden Land Development Supplementary Planning Document (SPD) be approved for public consultation.

Reason for Decision: To progress the preparation of a supplementary planning document, as the most effective way of supporting the implementation of Harrow's new presumption against garden land development.

(Note: The meeting, having commenced at 7.30 pm, closed at 8.40 pm).