

LOCAL DEVELOPMENT FRAMEWORK PANEL MINUTES

10 JUNE 2013

Chairman: * Councillor Stephen Greek

Councillors: * Keith Ferry * Barry Macleod-Cullinane (3)
* Graham Henson (2) * Joyce Nickolay (1)
* Thaya Idaikkadar * Bill Phillips

* Denotes Member present

(2), (3), (1) Denote category of Reserve Members

† Denotes apologies received

107. Draft Planning Obligations Supplementary Planning Document

An officer introduced the report on the draft Supplementary Planning Document (SPD) on Planning Obligations, which set out the Council's approach, policies and procedures in respect of the use of planning obligations alongside the introduction of Harrow's Community Infrastructure Levy (CIL). He explained that its purpose was to provide a planning and legal tool to secure affordable housing and ensure works would be undertaken in a timely manner. Obligations could vary from site to site, depending on the local context and the nature of the development; this was a guide to potential obligations, but did not limit the Council to those listed. Once published, the draft would be out for 4 weeks public consultation and comments received would be relayed back to the Panel.

Members raised and considered the following areas of concern:

- the impact caused by the conversion of office space to residential units;
- whether additional / converted units would increase pressure on parking and local parking permit schemes;
- whether 'public art' was a priority in the current economic climate;
- whether it was possible to make provision for future maintenance of art and other installations;
- whether provision could be made to mitigate increased litter / waste arising from commercial / retail developments ?.

The officer responded to points in turn and confirmed that the conversion of office to residential units was allowed within Permitted Development regulations and that the Council had no control unless there was an issue in respect of flooding, contamination or public highways. However, parking issues could be addressed as part of the planning process, and it was possible to stipulate car-free developments.

The officer stated that 'public art' could be used to improve the visual appearance of a development, and funding could be sought for the continued maintenance of this or other installations, such as children's play areas.

Litter and waste issues were agreed to be within the remit of Environment departments, and not necessarily an issue for planning purposes.

Resolved to RECOMMEND: (to Cabinet)

That the draft Planning Obligations Supplementary Planning Document be approved for public consultation.

Reason for Recommendation:

To ensure the Supplementary Planning Document (SPD), when adopted, is afforded weight as a material planning consideration.

To reflect the Council's proposal to introduce a Community Infrastructure Levy (CIL) and to clarify the relationship between the CIL and Planning Obligations, to reduce the planning risk of 'double dipping' when seeking or securing contributions from development towards specific infrastructure requirements.