

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

RECOMMENDED ITEMS

106. **The Harrow & Wealdstone Area Action Plan, the Site Allocations Local Plan and the Development Management Policies Local Plan**

An officer introduced the report, which set out the outcome of the independent Examination in Public of the three Local Plans, formerly known as 'DPDs', and outlined the timetable for adoption of the Plans. He clarified the reasons for amendments, resulting from the independent Examination in Public and informed the Panel that the Plans were considered 'sound' and suitable for adoption.

Members discussed the expectations and actual requirements for retail capacity, in the light of the current economic climate, the shift to 'e-retail' and 'e-commerce', existing local policy and the impact on residential areas. The officer explained that the Plans allowed for an early review of retail need in 2015, when amendments could be made. It was also confirmed that the inclusion of a site on the list of potential retail developments would not preclude a housing or office development from being brought forward for that site during the plan period.

Members also discussed the need for more flexible parking and the relaxation, where appropriate, of parking enforcement to support existing retail businesses in local neighbourhoods.

In respect of current developments, the officer explained that the Plans captured a 'snapshot' at a point in time, which gave rise to apparent anomalies in respect of the designation of certain sites and developments. Members received clarification and responses on a number of specific sites and developments.

Members expressed concern about the height of future developments, and the need to preserve sightlines and views, and also the ability of existing transport capacity to accommodate future growth.

Members discussed the scope for improving the entrance to Harrow and Wealdstone Station, including better integration with the High Street and better access to drop off passengers from the road. They also considered continuing protection and control of conservation areas.

Members sought and received clarification that key protections in the current Unitary Development Plan were still present in the new DPDs and / or the Core Strategy, including on design, conservation areas, transport and parking, as well as environment and amenity issues such as noise and lighting.

The Chair commented that some timescales on p507 of the report appeared to be out-of-date, and asked that they be amended to reflect the current position.

The Chair informed Members that future meetings of the Panel would be arranged on an ad hoc basis, and he invited all present to let him know if there were matters they wished to bring to the attention of the Panel.

Resolved to RECOMMEND: (to Cabinet, and subsequently to Council)

- 1) That, subject to the correction at (2) below, and noting the comments made by Members at this Local Development Framework Panel meeting, the following Local Plans be adopted:
 - Harrow and Wealdstone Area Action Plan Local Plan;
 - The Site Allocations Local Plan; and
 - The Development Management Policies Local Plan.

Reason for Recommendation:

To progress the Local Plans to adoption in accordance with the current Local development Scheme, to ensure that an up-to-date Development Plan for the Borough is in place and to comply with regulatory requirements.

Resolved: That

- 1) the outcome of the independent Examination in Public of the three Local Plans be noted;
- 2) the dates on p507 of the report be corrected;
- 3) future meetings of the Local Development Framework Panel will be arranged on an ad hoc basis be noted.
- 4) officers be thanked for their hard work over several years in preparing the DPDs and Local Plans.