

LOCAL DEVELOPMENT FRAMEWORK PANEL MINUTES

3 MARCH 2014

Chairman: * Councillor Stephen Greek

Councillors: * Marilyn Ashton * Navin Shah
* Keith Ferry * Sachin Shah (1)
* Thaya Idaikkadar * Simon Williams

* Denotes Member present
(1) Denote category of Reserve Members

125. Attendance by Reserve Members

RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Members:-

Ordinary Member

Reserve Member

Councillor Bill Phillips

Councillor Sachin Shah

RECOMMENDED ITEMS

130. Proposed Consultation for a New Pinner Conservation Area

The Panel received the report of the Corporate Director for Environment and Enterprise which outlined the proposal to designate a new conservation area in Pinner.

An officer informed the Panel that following a public request that the designated area be considered for conservation area status, the area concerned had met the criteria and it was now proposed to go out to public consultation on the matter.

Some Members considered areas of potential concern, including the possibility that conservation area status may prevent or inhibit refurbishment and new-build development. It was also suggested that approved materials could be expensive and difficult to source.

Members were reassured that conservation area status was sought to protect the original and individual style and character of a defined area. Regulations applied mainly to the frontage of a property, and were intended to prevent the use of inappropriate designs and materials. Furthermore, guidance was available on what was appropriate and recommended in a development or refurbishment. There were differing categories of control within conservation areas, and conditions could vary according to need within each.

It was noted that the recommendation was to go to consultation at this stage, and that the public and residents would have a chance to comment during this process.

Resolved to Recommend: (to Cabinet) that Cabinet approve the proposed Conservation Area for public consultation.

Reason for Recommendation:

As part of the ongoing programme to review the borough's heritage, part of Pinner Road, Pinner, has been identified as an area of high quality architecture and layout, with mostly locally listed and listed buildings, and has been assessed as worthy of Conservation Area status. The incorporation of this area as one of Pinner's Conservation Areas will ensure the area is covered by the Council's adopted Pinner Conservation Areas SPD (adopted December 2009).