

MAJOR DEVELOPMENTS PANEL MINUTES

20 MARCH 2014

Chairman: * Councillor Susan Hall

Councillors: * Keith Ferry * Barry Macleod-Cullinane
* Stephen Greek * David Perry
* Thaya Idaikkadar † Navin Shah

* Denotes Member present

† Denotes apologies received

117. Attendance by Reserve Members

RESOLVED: To note that there were no Reserve Members in attendance.

118. Declarations of Interest

RESOLVED: To note that the following interest was declared:

Agenda Item 7 – Strategic Development Sites: Update, Agenda Item 8 – Presentation by Land Securities on Kodak, Agenda Item 9 – Presentation on the Schools Expansion Programme

Councillor Susan Hall declared a personal interest in that she owned a business in Wealdstone. She would remain in the room whilst the matters were considered and voted upon.

119. Minutes

RESOLVED: That the minutes of the meeting held on 13 November 2013, be taken as read and signed as a correct record.

120. Public Questions, Petitions and Deputations

RESOLVED: To note that no public questions were put, or petitions or deputations received at this meeting.

RESOLVED ITEMS

121. Strategic Development Sites: Update

The Panel received a report which provided an overview of progress on the delivery of key strategic development sites across Harrow and a general update on other planning issues affecting, or likely to affect, the management of development within the Borough.

An officer introduced the report and informed the Panel that considerable progress had been made since its last meeting in November 2013. Members were pleased that work had commenced on the Bradstowe House development with a 66 week build programme.

In response to a question, it was noted that through the alterations to the London Plan, further policy criteria was sought against which to assess the suitability of the conversion of retail units to residential homes given the long-term impact such development could have on town centre vitality.

RESOLVED: That the report be noted.

122. A presentation by Land Securities on Kodak

The Head of Development Management and Building Control introduced Peter Mail (Land Securities) and Anagha Potbhare (BDP).

A representative advised that, subsequent to the outline planning permission in December 2012 for a comprehensive, phased mixed use development, the factory site had been transferred to the pension fund Kodak Alaris with the result that Kodak had indicated that it would remain on site for the foreseeable future. It was noted that Land Securities owned 30 acres comprising the former Zoom Leisure site together with the cleared site and had an option over the remainder when the plant was decommissioned.

It was reported that Kodak had expressed concern that the proposed school site would be next to the busiest part of the factory. As the primary school was the key to unlocking the development a number of alternative options for the location of the school site had been investigated. The feedback from discussions was that neither an offsite solution nor a monetary substitute was suitable. The representative expressed the view that, whilst the position was not ideal, with the right design and operator it could be successful.

The revised position had resulted in the following changes to the plans:

- Relocation of the primary school from Zone P to Zone A
- Community and leisure uses from Zone A to Zone P

- Interim energy centre within Zone A until Kodak move

The floor space and Section 106 agreement would remain the same. Land Securities had submitted a Section 73 minor material amendment on 28 February 2014.

The Panel raised queries with regard to the relocation of the primary school and was advised that:

- a transport assessment to test the new location had been undertaken and no detrimental impact had been demonstrated. As the school would be located deeper into the zone, further away from the main road and adjacent to the residential area, there would be alleviation on the traffic congestion and an improvement to noise and pollution;
- updated design guidelines for the reserved matters stage would locate the noisier uses away from the residential area and incorporate sound buffers in the design;
- Zoom (Zone 1B) was an enabling development and Land Securities considered that there would be sufficient development in areas it had control of to proceed. Uses within the same classification in the planning permission could be swapped. However, consideration of alternative sites would require further planning consent. Neither the owners of the Waverly site or the Crown Court had any issues with regard to the noise and disruption from the school;
- one of the key issues was the desperate need for school place provision and the proposal gave certainty to these places in the short term.

A Member suggested that consideration be given to the provision of temporary classrooms with relocation at the appropriate time. The representative stated that this could be examined but a way forward had been identified. The developer had not considered that this was something that the Council would require.

Concern was expressed that the amended location for the primary school, together with the supermarket, would add to junction movements, particularly under the railway bridge which was already severely congested. Vehicular access and the position adjacent to the Waverly Estate were also raised.

In response to a statement by a Member regarding feasibility studies on temporary use until the site was decommissioned, the Representative reported that a regular dialogue was taking place with Kodak, and it was anticipated that the use was more likely to be required for ten years rather than five years. Kodak had not provided a timetable and the views of the new Chief Executive, who was commencing work the following Monday, would be sought. Temporary facilities would not address the constraints but would require a new planning consent and had CIL implications. It would be for the developer to demonstrate that it was the right location for the school. The

officer reported that the submitted scheme had education involvement and the officers were satisfied that it was an appropriate location.

A Member reported that he had discussed the situation with the Site Manager who considered that the existing site would be in use by Kodak for an indeterminate period as the product was being used by professional graphic artists. During the initial discussions on the development of the site, there had been concerns regarding the location of the school on the northern boundary as the majority of school children were expected to be from the south and were more likely to walk to school if the journey was shorter. As Harrow View was very busy at 9.00 am and there was not a sufficient drop off zone, in some respects the revised location was preferable. Parents would be able to park in the supermarket car park. The Panel noted that Marlborough and Whitefriars Schools would be expanded.

The Chairman thanked the developers for the presentation.

RESOLVED: That the presentation be noted.

123. A presentation on the Schools Expansion Programme

The Panel received a presentation which provided information on the School Expansion Programme. Members were informed of a broad outline of proposals, pre-planning engagement, traffic and travel planning update and future developments.

An officer stated that it was an important programme for the Council with 19 additional forms of entry required. There had been a significant amount of public engagement with Children's Services, highways and planning being aware of consultation responses. Traffic and transport concerns had been significant and traffic assessments were being produced. Specific proposals were being put forward to secure transport improvements and a series of accreditations from TfL for travel plans at bronze, silver and gold level would provide motivation. Whitefriars School was coming forward under a different strategy and was a bespoke bit of work. The programme by the Education Funding Agency would deliver the development at Marlborough School quicker than the Council which was important as places were required for September 2015.

In response to concern regarding the flooding recently experienced in the gardens backing onto Vaughan school prior to any development, the Panel was informed that the flood risk assessment indicated that the programme would achieve overall betterment. The programme was with the Education Funding Agency but once the conditions were received the officers would undertake full consultation.

The Panel discussed the proposals for Marlborough School to move temporarily to the Civic Centre. It was recognised as resulting in a shorter development. The officer reported that an initial meeting had been held with EFA and a date was awaited for the final feasibility. The planning application was expected to be submitted in the Autumn.

In response to a question regarding the definition of soft measures in the Travel Plans, it was reported that this was to reduce single car occupancy use and to reduce traffic congestion and illegal parking around the schools. This included car sharing and trying to make schools more aware of the local community such as to mitigate the impact of parking across drives.

In response to questions, the Panel was advised that:

- the delay in the programme for Vaughan School was due to the EFA now taking this project forward and for them to do their due diligence that confirmed the best location within the site;
- weekly meetings were held regarding the overall expansions programme with the project managers to discuss the tight timescale, a detailed risk register and identifying any issues. A Stakeholder Reference Group met bimonthly to hold to account and question;
- one of the key issues regarding travel by car was the influence children had on their parents. The gold travel plan accreditation included the need to show that child pressure could be shown. Enforcement work had been undertaken in January and was being repeated at other schools. Priorities for enforcement needed to be agreed and the officers were working closely with CCT and highways. Broader issues needed commitment from Members. Enforcement results would be reported to the Planning Committee;
- school buses were not considered to be an option as the catchment areas were local. The officer undertook to speak to the travel planner regarding school buses for faith schools;
- the starting point for travel plans was that the schools were at capacity now and the gold accreditation required a 6% reduction over current levels and with an annual submission of performance against that target..

With the consent of the Panel the Chairman allowed David Summers to participate in the discussion. He informed the Panel that Greener Harrow included programmes with TfL to encourage walking to school by improvements such as lighting and dropped kerbs.

The Chairman thanked the officer for the presentation.

RESOLVED: That the report be noted.

124. Future Topics and Presentations

Members indicated that they would be interested in receiving reports on the following:

Opportunity Area, Housing Zone, Mayors Upgrading for Harrow, regular updates on CIL progress, ongoing infrastructure, large housing estate rebuilds and regeneration and garages, where putting greener areas into build projects.

(Note: The meeting, having commenced at 7.30 pm, closed at 8.46 pm).

(Signed) COUNCILLOR SUSAN HALL
Chairman