

MAJOR DEVELOPMENTS PANEL MINUTES

9 JULY 2014

Chairman: * Councillor Keith Ferry

Councillors: * Stephen Greek * Barry Macleod-Cullinane
* Susan Hall * David Perry
* Barry Kendler (4) * Kiran Ramchandani

In attendance:	James Bond	Minute 8
(Councillors)	John Hinkley	Minute 8
	Jean Lammiman	Minute 8
	Georgia Weston	Minute 8

* Denotes Member present
(4) Denotes category of Reserve Member

1. Attendance by Reserve Members

RESOLVED: To note the attendance of the following duly constituted Reserve Members:

Ordinary Member

Councillor Sue Anderson

Reserve Member

Councillor Barry Kendler

RESOLVED ITEMS

2. Appointment of Vice-Chairman

RESOLVED: To appoint Councillor Susan Hall as Vice-Chairman of the Major Developments Panel for the 2014/2015 Municipal Year.

3. **Declarations of Interest**

RESOLVED: To note that the following interests were declared:
Agenda Item 8 – Grange Farm Estate Renewal

Councillor Macleod-Cullinane declared a non-pecuniary interest in that he was a ward councillor for the area concerned, and had been the Portfolio Holder for Housing when earlier decisions had been taken in respect of the estate. He would remain in the room for the presentation.

Agenda Item 9 – Pinner Park Farm Options and Consultation Feedback

Councillor James Bond, who was not a member of the panel, declared a non-pecuniary interest in that he was a member of Friends of Pinner Park Farm. He would remain in the room for the presentation.

Councillor Jean Lammiman, who was not a member of the panel, declared a non-pecuniary interest in that she was a trustee of West House.

Councillor Georgia Weston, who was not a member of the panel, declared a non-pecuniary interest in that she was a member of Friends of Pinner Park Farm. She would remain in the room for the presentation.

Agenda Item 10 – Update on opportunity Area Designation; Housing Zones; and Harrow-on-the-Hill Station Accessibility Improvements

Councillor Stephen Greek declared a non-pecuniary interest in that he worked at the Greater London Assembly. He would remain in the room while the matter was debated and voted upon.

4. **Minutes**

RESOLVED: That the minutes of the meeting held on 20 March 2014 be taken as read and signed as a correct record.

5. **Public Questions**

To note that one public question had been received and responded to, and in line with the information on the agenda, the recording had been placed on the website.

6. **Petitions**

RESOLVED: To note that no petitions had been received.

7. **Deputations**

RESOLVED: To note that no deputations were received at this meeting under the provisions of Executive Procedure Rule 50 (Part 4D of the Constitution).

8. Pinner Park Farm Options and Consultation Feedback

The Panel received a presentation by an officer on the Pinner Park Farm Development.

She outlined the purpose and timescales for the current and subsequent consultations, and explained the rationale for development of the existing buildings on the site.

In response to Members' questions she made the following points:

- feedback was split between those wanting to retain the farm (mainly from residents in the locality) and those wanting greater access to the facility;
- the heritage buildings were in a poor state of repair and would require significant sums of money to restore them, but without a viable scheme for future use and maintenance, they would degrade and require improvement again in a few years;
- houses could not be built on farmland as this was green belt land.

A Member stated that residents had raised a number of concerns with her, and she asked that these be borne in mind when drafting development proposals, namely:

- noise nuisance to neighbours resulting from greater public access;
- heavy plant equipment is being kept on the farm;
- more houses would be built than those initially proposed.

The Chair further informed those present that:

- the land had been let on an agricultural lease in the 1950s;
- the Council would not sell the freehold;
- the development proposals were to secure a viable future for the heritage buildings and facility and provide an income stream for maintenance;
- a road building business used part of the site.

In response to a query from a Member about competing interests among Harrow facilities, such as Headstone Manor and West House, the Chair stated that the Strategic Heritage Working Group considered such possibilities and worked to ensure that separate facilities did not encroach on one another's customer base.

RESOLVED: That the presentation be noted.

9. Grange Farm Estate Renewal

The Panel received a presentation by the Housing Partnerships and Strategy Manager on the Grange Farm Estate renewal project. (The presentation is appended as a tabled document).

In discussing the outline proposals, Members considered the following points:

- the scope for increasing the number of units on the site;
- the size and design of units within the site;
- the height and density of units on the site;
- the impact on associated local infrastructure, such as schools, transport and medical facilities;
- rent levels, shared ownership and the formula for compensation;
- timescales for demolition and phased stages of construction;
- the effect of 'Right to Buy' legislation on the Council's housing stock;
- the ability of the Council to become the direct developer of new affordable housing following changes to financing within the Housing Revenue Account;
- the scope to incorporate adjoining sites.

RESOLVED: That the presentation be noted.

10. Update on Opportunity Area Designation; Housing Zones and Harrow on the Hill Station Accessibility Improvements

The Committee received the report of the Corporate Director, Environment and Enterprise, which gave an update on the re-designation of the Harrow and Wealdstone Intensification Area as an Opportunity Area, the potential for the area to also become a Housing Zone, and progress on achieving step free access at Harrow-on-the-Hill Station..

An officer updated the Panel on accelerated development initiatives promoted by the Mayor which offered scope for boroughs to exploit GLA resources in addition to bidding for funding packages for housing development.

Members considered the following points in relation to Opportunity Areas and Housing Zones:

- public realm improvements;
- employment opportunities;

- infrastructure issues;
- higher profile developments attracting high quality contractors;
- management structures for co-ordinating developments.

The Chair noted that it would be unhelpful to make known development details too early in competitive tendering situations, as this would undermine the Council's position and ability to secure the best value.

Members were informed of the latest position in respect of achieving step-free access at Harrow-on-the-Hill Station.

RESOLVED: That the report and the progress being made on the delivery of development proposals be noted.

11. Strategic Development Sites: Update

The Panel received the report of the Corporate Director for Environment and Enterprise giving an overview of progress on the delivery of key, strategic development sites across Harrow.

A Member stated that he had enquired about the Bradstowe House development as works were blocking the pavement and causing an obstruction for residents. The Chair requested that he be given a response.

In response to a Member's query, an officer confirmed that the Anmer Lodge development would be signed off shortly.

RESOLVED: That the report and progress on the delivery of development proposals be noted.

12. Future Topics and Presentations

RESOLVED: That a further report on Pinner Park Farm will be brought back to the Panel.

(Note: The meeting, having commenced at 7.30 pm, closed at 8.55 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman