

# **LOCAL DEVELOPMENT FRAMEWORK PANEL MINUTES**

## **29 JANUARY 2015**

**Chair:** \* Councillor Keith Ferry

**Councillors:** \* Marilyn Ashton \* Graham Henson  
\* Stephen Greek \* Pritesh Patel  
\* Glen Hearnden (4) \* Anne Whitehead

\* Denotes Member present  
(4) Denote category of Reserve Members

### **RECOMMENDED ITEMS**

#### **138. Consultation on the Draft Harrow Weald Conservation Areas SPD**

The Panel received the report of the Corporate Director for Environment and Enterprise which introduced the draft Harrow Weald Conservation Areas Supplementary Planning Document, including the Conservation Area Appraisal and Management Strategy, which are proposed for public consultation.

In respect of the proposed amendments a Member enquired about the justification for these and whether there was evidence to support the view taken.

The Principal Conservation Officer informed the committee that this was the first Conservation Area Appraisal and Management Strategy for the West Drive Conservation Area and this proposed the removal of those streets which did not meet the criteria for inclusion in the Conservation Area (CA). It took into account the history and architectural importance of the area in

determining what to retain or remove, and if agreed by Cabinet the proposals would go out for a 5 week consultation period. The criteria for inclusion were listed in the SPD, and state that an area should meet at least two of the criteria.

In response to queries about resident views, and the status of trees within a CA, she confirmed that trees within a CA enjoyed some protection in that notice had to be given to the Council if work was planned which would impact on them, but that this would be lost if the CA status no longer applied. Regarding resident views, she stated that CA status would rest on relevant evidence rather than the number of views expressed, but added that suggestions would be welcome and considered.

In response to a question about whether or not locally listed status for a park and garden within the proposed new boundaries of the West Drive CA would restrict future development plans for the area, she stated that it would not present the same controls as a nationally listed park and garden but it would be an additional consideration in planning decisions.

A Member expressed her dismay and strong objections to the proposed amendments. She explained that she had been involved in agreeing the original CA, to preserve the character and attractiveness of the area and block inappropriate, unsympathetic and unrestricted development. The report at the time had acknowledged that these areas were marginal, but at the time there had been cross-party and unanimous support for the defined area to preserve greenery, roof lines and such like.

A Member observed that if inclusion was allowed without meeting the criteria it undermined the principles governing CA status. She accepted that residents might want to retain the CA status and if consultation responses demonstrated how criteria were met then it could be looked at again.

The Chair suggested that the consultation would allow residents to give their views and should go ahead.

The matter was put to the vote, and was decided by a majority of 4 votes to 2.

**Resolved to RECOMMEND:** (to Cabinet)

That a five week period of consultation for the draft Harrow Weald Conservation Areas Supplementary Planning Document be approved.

[Note: Councillors Ashton and Greek wished to be recorded as having voted against the above Recommendation].

**Reason for Recommendation:** When adopted, the Harrow Weald Conservation Areas SPD will constitute part of the Harrow Local Plan. This will form material considerations in the determination of planning applications both at planning committees and appeal proceedings. The SPD will also provide useful guidance to relevant Council departments when dealing with issues relating to Harrow Weald Conservation Areas. Before adoption can take place formal consultation on the SPD is required.