

CABINET - Thursday 10 September 2019

AGENDA PART 1

PUBLIC QUESTIONS (ITEM 4)

Under Rule 16 of the Executive Procedure Rules members of the public may question the Executive and Portfolio Holders at meetings. There is a time limit of 15 minutes for the asking and answering of public questions.

1.

Questioner: John Cobb

Asked of: Portfolio Holder for Regeneration, Planning and Employment

“The LB Harrow Development Plan states that it will protect the green belt from development where ever possible. Green belt land can be used for a number of purposes such as cemeteries, farming and golf courses. However a dinosaur mini golf course cannot be classed as golf courses as they are entertainment venues rather than true golf courses that nurture the green space and provide exercise for participants. A mini golf course with a dinosaur attraction is actually a theme park and theme parks do not qualify as suitable developments in green belt land. Why is the LB Harrow planning to lease the land to allow unlawful development of the green belt when this is against their stated policy in their development plan?”

2.

Questioner: John Feldman

Asked of: Portfolio Holder for Regeneration, Planning and Employment

“Regarding the proposed lease of the Green Belt field at Bannister Sports Centre for a dinosaur mini golf course.

The Council report for your approval today states that “Previously this land had been used as overflow parking but this is now to be facilitated elsewhere on site” but there is no evidence of this.

This summer, as in previous years, this field was used as overflow car park (in addition to the existing 40 places) for generally 160 to 170 cars on a dozen event days at the track field on weekends. Such days presumably currently generate revenue.

Even with overflow field parking, cars and coaches are parked on the dual carriageway Uxbridge Road obstructing traffic there and access to surrounding roads.

Furthermore, the same field has also been used as overflow park for football events at the adjacent John Rumney field at weekends.

So with only 50 spaces proposed to be provided in the dinosaur golf, where does the Council propose it's facilities for the **other 130 plus cars** on event days, without causing problems to the community contrary to your “social benefits” statement in the report?”

3

Questioner: Brian Stoker

Asked of: Portfolio Holder for Regeneration, Planning and Employment

“Regarding the proposed lease of the Green Belt field at Bannister Sports Centre for a dinosaur mini golf course in order to generate income for the Council. This affects Harrow Weald Ward as well as Hatch End Ward stated on the Cabinet Report.

This appears to be more than a leasing arrangement as the Leader has stated that the dinosaur golf proposal is a commercial venture **with** the Council; a lease would be a commercial venture **by** the Council.

So perhaps the Council will receive some share of takings as well as the rent, but the economics of the arrangement are not sustained.

The Adventure Experience Company, which is presumably the proposed leasee, currently pays rent on each of their 4 other theme park courses of about £85K.

The proposed number of mini golf users given by the traffic flow assessments supporting the dinosaur planning application would not even generate enough cash to pay the rent each year!

Furthermore, Adventure Experience Ltd has an outstanding Mortgage with AiB Group (UK), is paying 12% interest on £250K of loan notes, and will need to pay interest on a loan of hundreds of thousands to build the dinosaur golf.

All this expenditure and no profit even for the golf company let alone Harrow.

So why do you believe that this commercial venture is not of high financial risk to the Council? This lease must not be let.”