

Planning Policy Advisory Panel

Minutes

13 July 2023

Present:

Chair: Councillor Marilyn Ashton

Councillors: Christopher Baxter Paul Osborn
Stephen Greek Varsha Parmar
Graham Henson David Perry

Apologies received: Zak Wagman
Nitin Parekh
Asif Hussain

Recommended Items

9. Tall Buildings (Building Heights) Supplementary Planning Document

The Panel received a report on Tall Buildings ('Building Heights') Supplementary Planning Document (SPD) – for consideration of consultation responses and proposed amendments, and recommendation for Cabinet to adopt.

The report provided a progress update to the drafting of a draft Tall Buildings ('Building Heights') Supplementary Planning Document ("SPD"). The report specifically set out the public consultation undertaken, the consultation responses received and comments on these, and the proposed changes to the draft the SPD following consultation.

The Panel was invited to make comments on consultation responses and proposed amendments to the draft SPD, which was attached as Appendix 2.

The Panel discussed the report, and consequently, unanimously recommended it to Cabinet for adoption.

RESOLVED: To RECOMMEND (To Cabinet):

- a) notes the contents of the report, and the consultation feedback with responses (Appendix 1);
- b) notes the amended draft SPD which was considered to address the consultation responses where appropriate (Appendix 2); and
- c) provides comments / feedback in relation to the information set out in the report and associated draft SPD (Appendix 2) (to inform any revisions prior to the draft being submitted to Cabinet for consideration and agreement to adopt) and commend the draft SPD as a final document to Cabinet for adoption.

Reason For Recommendation

To note the consultation responses and the amendments proposed to the draft SPD to address these, and to provide the Panel the opportunity for comment prior to the document being considered by Cabinet for adoption.

Options Considered

- 1) An alternative option considered is to not amend the SPD to reflect the consultation undertaken and the corresponding responses. Whilst not all consultation responses are able to be included as amendments as they are not all appropriate / would not improve the application of the SPD, failing to amend the SPD where appropriate would result in a less robust document. Not including appropriate amendments to the SPD from the consultation process is not considered an appropriate option.
- 2) An alternative option to the adoption of an SPD which is to do nothing (i.e. not to adopt the amended SPD). If the 'do-nothing' option was pursued Council officers, the Planning Committee and in certain cases, Planning Inspectors, would continue to exercise judgement when making decisions on specific proposals that developers put forward, but without the guidance the

SPD would provide. However, such an approach without this overall agreed guidance for determining contextually tall buildings and associated guidance, will lessen the tools available to the Council to resist developments that are contextually inappropriate within suburban Harrow.

- 3) The draft SPD seeks to provide a context-based approach to addressing height across the suburban areas of the borough, and to ensure that developments are of a high design quality specifically where they are taller than the surrounding buildings and pattern of development. The SPD has been subject to a wide and thorough consultation process that is in compliance with the adopted Harrow Statement of Community Involvement and wider Council consultation standards. All of the consultation responses have been reviewed and considered, and where appropriate amendments made to the draft SPD.
- 4) The amendments to the SPD following the consultation process are considered to provide a robust document, that will continue to meet the intention of the council priority of putting residents first and protecting Harrow suburbs from inappropriate development.