

Meeting:	Town Centre and Major Projects Panel
Date:	19 <sup>th</sup> June 2007
Subject:	Priorities and Progress 2007 – Update
Key Decision:	No
Responsible Officer:	Graham Jones; Director of Planning, Development and Enterprise
Portfolio Holder:	Councillor Marilyn Ashton: Planning, Development and Enterprise
Exempt:	No
Enclosures:	None

## **SECTION 1 – SUMMARY AND RECOMMENDATIONS**

This report sets out the latest position on the range of strategic projects that the Panel has considered at its last two meetings. Progress on some issues, and arrangements for future project management, are reported separately on the agenda.

### **RECOMMENDATION:**

The Panel is recommended to note the report and comment on any issues that they consider should be taken into account in progressing the projects.

## **SECTION 2 – REPORT**

### **1 Harrow Town Centre**

#### **Harrow on the Hill station and Public Realm Strategy**

Both items are considered elsewhere on the agenda.

#### **Sites in Gayton Rd**

Draft Heads of Terms of a Development Agreement have been prepared and an initial meeting with Fairview took place on June 6<sup>th</sup>. Whilst a number of important issues have to be resolved, it is hoped that negotiations will have been concluded to enable a report to

the July Cabinet. Once the land disposal terms have been finalised, it is intended to consult with user groups and other stakeholders to inform the final detailed design. A planning application could then be expected later in the year. Construction of the library/arts centre element is likely to be carried out by Kier, under the terms of the new partnering arrangement with the Council, which should simplify the procurement process and minimise any associated delay.

### **Greenhill Road car park**

The sale of the car park was completed on 15th March. The new owner is continuing to operate the site as a car park, managed by the Council under licence, pending redevelopment. No details have been received about the type or scale or development envisaged or when proposals are likely to be submitted.

A new vehicle access has now been created from Greenhill Way to that part of the site adjacent to Temple House, the office block fronting Station Road.

### **Travis Perkins Site, Pinner Road.**

Consultants acting for the proposed developer have met with Urban Initiatives to discuss the implications of the emerging Public Realm study on vehicular access to the site, and the scope to improve the pedestrian environment under the Roxborough Bridge roundabout.

The developer has advised that revised proposals for the site are being prepared, following a formal Planning Advisory Meeting with officers, but no indication has been given as to when a planning application might be received.

### **Greenhill Way Car Park and Havelock Place**

No progress since the last meeting in bringing forward these two development opportunities. The Urban Design Framework that has been prepared as part of the Public Realm Strategy includes suggested design principles that could inform the future development of both sites.

## **2 Wealdstone**

### **Re-opening Wealdstone High St**

TfL concerns about the re-routing of southbound buses via George Gange Way and Palmerston Road have been discussed with the Strategic Bus Networks team. At TfL's request, a Business Case has been submitted by the Council seeking to demonstrate that the scheme will not have a detrimental effect on journey times. TfL's response is anticipated soon.

TfL approval will allow the Council to finalise the detailed design and commence the formal consultation process. This would enable construction to commence by the end of the year.

### **Potential development Opportunities**

A pre application meeting in respect of proposals at 74 Wealdstone High Street (the former Case is Altered pub) took place recently. The proposals involve a mixed use scheme with ground floor retail and upper floor residential use on the High Street frontage and wholly residential use of land to the rear, fronting George Gange Way. Opportunities for a more comprehensive development with adjoining land are also being explored

### **3 Station Road including Civic Centre Site**

Work is continuing to establish the Council's accommodation requirements. The current reorganisation will need to be taken into account as well as initiatives for remote and mobile working. Advice is being prepared on the physical and financial options for the Council, which will be presented to Members in September.

### **4 Kodak**

Officers are meeting with Kodak on 20<sup>th</sup> June to establish their current intentions in respect of their surplus landholdings. The demolition of redundant buildings is well advanced and should be completed this year.

### **5 Leisure Centre/Driving Centre/Byron Recreation Ground, Hatch End Arts Centre and Bannister playing Fields Bannister playing Fields.**

A comprehensive review of opportunities for new sports facilities at the Harrow Leisure Centre, Hatch End and South Harrow is being undertaken in response to ideas suggested by Leisure Connections, the current operators of the Council's indoor leisure facilities. The review will determine the scope of the project, the estimated build costs and funding opportunities, site constraints, resource requirements and procurement options. A report will be presented to a future meeting of Cabinet.

### **6 Stanmore District Centre including Anmer Lodge site and adjacent land**

A planning application for emergency homeless accommodation on the site of Cedars Hall, Harrow Weald, to replace the existing facility at Anmer Lodge has been submitted recently, following pre-application discussions. Options for the redevelopment of the lodge site and adjoining car park are being considered, to enable development to follow the vacation of the site.

### **7 Prince Edward Playing Fields**

The planning application submitted by Barnet Football Club to complete the stadium and associated works that were started in 2005 was considered by the Strategic Planning Committee on 14<sup>th</sup> March. The Committee resolved to grant planning permission subject to the withdrawal on an objection by the Environment Agency and completion of a legal agreement with the Council.

A flood risk assessment prepared by the applicant has been considered by the EA and a number of issues have been raised. The EA are in discussion with the applicant in an effort to resolve these matters, which are likely to require a modification to the site layout. No further action can be taken until these discussions have been concluded.

### **8 William Ellis Playing Fields**

A planning application for the development of the northern part of the site for a Hindu primary school was received on 30<sup>th</sup> April and is currently scheduled to be considered by the Strategic Planning Committee on 25<sup>th</sup> July 2007.

Terms for the disposal of the site for the proposed school have been agreed with the I-Foundation, the school's promoters, subject to planning permission being granted. Terms have also been agreed in principle with Belmont Football Club in respect of the remainder of the site, including arrangements for their temporary relocation during construction.

## 9 Wood Farm

The planning application submitted by CP Holdings remains in abeyance pending the completion of further survey work on the ecological issues affecting the site, which is being undertaken over the summer.

The potential freehold sale of a small area of land adjoining Wood Lane to CP Holdings, in exchange for the termination of leases on the remainder, cannot be considered until planning permission has been granted.

## 10 Bentley Priory

Consultation on the main issues and options regarding the future of RAF Bentley Priory generated a response from over 100 residents and other organizations. There was a strong urge amongst respondents to protect the special historic and architectural qualities of RAF Bentley Priory and ensure that improved access to Bentley Priory Open Space did not harm the important ecological and landscape features of the open space. Other concerns related to the impact on the Green Belt and the amenity of neighbouring residents from the redevelopment of the site.

On 5<sup>th</sup> June, the Local Development Framework Panel agreed to recommend the approval of a draft Supplementary Planning Document for formal public consultation, which will commence on the 18<sup>th</sup> June for 6 weeks.

### SECTION 3 - STATUTORY OFFICER CLEARANCE

Chief Finance Officer	<input checked="" type="checkbox"/>	Name: Sheela Thakra
		Date: 8/06/07
Monitoring Officer	<input checked="" type="checkbox"/>	Name: Jessica Farmer
		Date: 08/06/07

### SECTION 4 - CONTACT DETAILS AND BACKGROUND PAPERS

**Contact:** Graham Jones, Director of Planning Services 0208 420 9317

**Background Papers:**

None

1.	Consultation	No
2.	Corporate Priorities	Yes
3.	Manifesto Pledge Reference Number	A2, B1, C1, D4, F3