

Meeting:	Town Centre and Major Projects Panel
Date:	18 th September 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 strategic projects. Proposals for development around Harrow on the Hill station and Harrow College, and next stages in the Public Realm and Access study 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.

Reason :

To advise the Panel of the latest position on a range of strategic projects throughout the borough.

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 Road

Negotiations are continuing with Fairview Homes about their development proposals for the site, and terms of any future land disposal, with a view to reporting the results to Cabinet in November.

Greenhill Road car park

The site continues to be operated as a car park managed by the Council under licence, pending redevelopment. As yet, the new site owner has not approached the Council about the development potential of the site.

Travis Perkins Site, Pinner Road.

The proposed developer is continuing to work up proposals for a mixed use retail/housing scheme, in response to officer comments, and following a pre application meeting with a senior design adviser at CABE. Opportunities to upgrade the area underneath the elevated section of road at the Roxborough Bridge roundabout are also being explored. A planning application is expected to be submitted in the new year. Prior to that, the developer has indicated an intention to hold some form of public consultation.

Greenhill Way Car Park

No progress to report

Havelock Place

Contact has been established with agents acting for the owners of the St Anns Centre who have a major land holding at the St Anns Service yard. A meeting is to be arranged to consider possible changes to the entrance and external appearance of the centre and other development opportunities.

2 WEALDSTONE

Re-opening Wealdstone High Street

TfL concerns about proposed re-routing of southbound buses have now been resolved and a compromise solution has been reached that retains two way buses on the High Street with northbound access for all traffic. This will, however, reduce the total number of on street parking places that can be accommodated within the town centre area. Detailed design is now underway with TfL London Buses.

It is anticipated that a draft of the consultation leaflet will be with ward councillors and other key members for comment shortly. An exhibition in the Wealdstone Centre is planned for 3 weeks around October/November and will probably be manned for the Thursday, Friday and Saturday of the first week.

Implementation is still expected to take place in this financial year.

Potential Development Opportunities

Planning permission was granted on 26th July for the redevelopment of the former Claremont Hotel at 152-154 High Street to provide a 3 storey block of 14 flats.

3 OTHER MAJOR PROJECTS

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, probably in November.

Kodak

The demolition of redundant buildings is well advanced and should be completed on programme by the end of 2007.

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

A review of opportunities for new sports and leisure facilities in the Borough is nearing completion and a report is likely to be presented to Cabinet at its November meeting.

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 is to be considered at the Strategic Planning Committee on the 10th September. If approved, the construction of the new facility will release the Anmer Lodge site for development, potentially in conjunction with adjoining land including the Council car park. Options for the redevelopment of the lodge site and adjoining car park are being reviewed, to enable development to follow the vacation of the site in 2008/9

Prince Edward Playing Fields

The Council recently signed a development agreement with Football First, a not for profit company established by Barnet FC, and works to bring the now derelict playing fields and part completed stadium back into use are expected to start imminently as soon as planning permission is issued following the resolution of outstanding issues with the Environment Agency. This should enable the site to be available at the beginning of the 2008/09 season.

William Ellis Playing Fields

A planning application for the development of the northern part of the site for a Hindu primary school is to be considered at the Strategic planning Committee on the 10th September 2007. If approved this will also provide the basis for a significant upgrade in facilities for Belmont Football Club.

Wood Farm

It is understood that the further ecological survey work has been completed and that the results are being analysed. Once the additional supporting evidence has been submitted, the planning application, currently in abeyance, can be determined. If approved this will enable the potential freehold sale of land to CP Holdings, in exchange for the termination of leases over the bulk of the site, to be considered.

Bentley Priory

The statutory consultation on the draft supplementary planning document (SPD) for RAF Bentley Priory ended on 30th July 2007. The Council's consultants are currently reviewing the comments made by the respondents and are revising the draft SPD accordingly. This will be reported to the LDF Panel on the 24th September 2007, and if agreed will be adopted by the council as a formal planning document by October 2007. It will then form an important material consideration in determining any future development proposals. Pre-application discussions between the Council and the site owner, Vinci St Modwen (VSM), are due to take place over the next few months, with planning / listed building consent applications due to be submitted by VSM early in 2008

Financial Implications

None

Performance Implications

None

SECTION 3 - STATUTORY OFFICER CLEARANCE

Name: Adekunle Amisu Date: 05 09 2007	<input checked="" type="checkbox"/>	On behalf of the Chief Financial Officer
Name: Carol Maduka Date: 05 09 2007	<input checked="" type="checkbox"/>	On behalf of the Monitoring Officer

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