

Meeting:	Cabinet
Date:	17 December, 2009
Subject:	Pinner Conservation Areas Supplementary Planning Document
Key Decision:	Yes
Responsible Officer:	Andrew Trehern, Corporate Director for Place Shaping
Portfolio Holder:	Cllr Marilyn Ashton, Portfolio Holder for Planning Development and Enterprise
Exempt:	No
Enclosures:	<p>Appendix 1: Summary of responses following public consultation for Pinner Conservation Areas Supplementary Planning Document</p> <p>Appendix 2: Pinner Conservation Areas Supplementary Planning Document</p> <p>[Because of the size of Appendices 1 and 2, they have been circulated separately to Cabinet Members, key officers, other key Members only. A copy has been left in the Members' Library. The documents have been published on the internet with this agenda.]</p> <p>Appendix 3: Recommendation from the Local Development Framework Panel meeting held on 26 November 2009 (Appendix 3 is attached to this report)</p>

Section 1 – Summary and Recommendations

This report sets out the brief history and current situation relating to the final draft of the Pinner Conservation Areas Supplementary Planning Document and recommends that Cabinet formally adopt this document, following the recommendation of the Local Development Framework Panel of 26th November 2009 to do so.

Recommendations:

Cabinet to adopt the Pinner Conservation Areas Supplementary Planning Document (including the extension to the Tookes Green Conservation Area)

Reason: (For recommendation)

- 1) To enable the Pinner Conservation Areas SPD, and its appendices of Conservation Area Appraisals and Management Strategies, to constitute part of the emerging Local Development Framework. This will form material considerations in the determination of planning applications both at planning committees and appeal proceedings.
- 2) To enable the SPD to provide useful guidance to relevant Council departments when dealing with issues relating to Pinner Conservation Areas.

Introductory paragraph

As the Pinner Conservation Areas SPD, and its appendices of Conservation Area Appraisals and Management Strategies seek to protect conservation areas from negative change whilst promoting positive change, the decision sought will assist the Council in achieving its vision for a place with quality neighbourhoods, with clean and safe streets. The SPD was presented to the Local Development Framework Panel on 26th November, 2009.

Brief History

2.0 At the Strategic Planning Advisory Panel meeting of 18 July 2006 it was agreed that the Council should commence the production of Supplementary Planning Documents (SPDs) for specified groups of conservation areas within the borough, focusing on these one at a time. It was agreed that their purpose would be to provide substantial policy coverage for conservation areas and that character appraisals and management strategies, providing detailed analysis of each area, would be annexed to the overarching document. Four SPDs were proposed, to cover Harrow on the Hill, Pinner, Stanmore / Edgware and Harrow Weald. Harrow on the Hill was the first to be adopted after agreement from the LDF Panel and then Cabinet, on 9 April 2008 and 15 May 2008 respectively.

Current situation

2.1 Work on the Pinner Conservation Areas SPD commenced soon after the adoption of the equivalent Harrow on the Hill document. The current draft covers twelve conservation areas:

Waxwell Lane, Waxwell Close, Pinner High Street, Moss Lane, East End Farm, West Towers, Tookes Green, Pinnerwood Park Estate, Pinner Hill Estate, Pinnerwood Farm, Rayners Lane, Eastcote Village

- 2.2 A Conservation Area Appraisal and Management Strategy (CAMS) is required for each of the above areas. Five new CAMS have been produced (Waxwell Lane CAMS; Waxwell Close CAMS; Pinner High Street CAMS; Moss Lane CAMS; and Pinnerwood Farm CAMS) and the other seven have been revised and updated accordingly. Due to the large number of CAMS, ten of the twelve were subject to initial rounds of public consultation over a four month period, from September to December 2008. An information report on the outcome of these rounds of consultation was presented to the LDF Panel on 10 March 2009. The two remaining CAMS, which includes Rayners Lane CA and Eastcote Village CA, were relatively recently adopted (both 2006) and as such it was considered one round of public consultation from the 19 May to 30 June 2009 as part of the overarching SPD, would be sufficient for these revised documents.
- 2.3 The Pinner Conservation Areas SPD intends to link all twelve areas by providing a strategic overview of the issues affecting the conservation areas to inform policies and guidance that will assist in their preservation and enhancement. The informal consultation for the CAMS was used to assist in gathering evidence and identifying key issues to inform the overarching policy document.
- 2.4 On 28th April, 2009 the Local Development Framework Panel recommended that the Portfolio Holder approve the draft Pinner Conservation Areas SPD and all appended CAMS for wide spread public consultation for a period of six weeks from 19 May to 30 June, 2009. This was in accordance with the Council's Statement of Community Involvement.
- 2.5 The public consultation process and a summary of responses for the Pinner Conservation Areas Supplementary Planning document is outlined within the Information Report to be presented at the Local Development Framework Panel of 26 November, 2009. A summary of all consultation responses for this round of public consultation is appended to this report (appendix 1).
- 2.6 The Pinner Conservation Area Supplementary Planning Document has been revised in line with feedback from the consultation process and is contained within appendix 2.
- 2.7 On 26th November, 2009 the Local Development Framework Panel recommended that Cabinet adopt the Pinner Conservation Areas Supplementary Planning Document. This recommendation is appended to this report as appendix 3.
- 2.8 In accordance with the Local Development Scheme timetable the Pinner Conservation Areas SPD, once adopted, will be supplementary to the Harrow Unitary Development Plan 2004 until it can form part of the Local Development Framework in due course.

Financial Implications

- 2.9 The publication of the adopted documents will be contained within existing service budgets.

Performance Issues

- 2.10 Communities value their conservation areas and the historic characteristics that make them special places. This contributes to their satisfaction with the local area and to the delivery of National Indicator NI 5.
- 2.11 The adoption of the 12 Pinner Conservation Area Appraisals which constitute the 12 appendices of the Supplementary Planning Document, would have a positive effect on Best Value Performance Indicator 219.
- 2.12 Best Value Performance Indicator 219 measures the number of up to date Conservation Area character appraisals and management strategies produced within the last 5 years.
- 2.13 There are 28 conservation areas within LB Harrow. At present 13 of these conservation areas have appraisals that were adopted within the last 5 years. The adoption of the Pinner Conservation Areas SPD would take the total to 22 adopted up to date appraisals.

Indicator	Target 2009-10	Most recent performance
NI 5 Satisfaction with the local area	No target.	71%
BVPI 219b	96%	96%
BVPI 219c	82%	82%

- 2.14 Performance on these key indicators will be taken into consideration for both the area assessment and the organisational assessment elements of the CAA.

Environmental Impact

- 2.15 Does the proposal comply with all relevant environmental legislation?
Yes
- 2.16 Is there a specific requirement for a formal Environmental Impact Assessment or a decision based on Best Practicable Environmental Option (this will apply to aspects of planning, construction, waste management etc)? No
- 2.17 The adoption of a SPD for the Pinner Conservation Areas would have a positive impact upon biodiversity, flora and fauna; air quality and pollution; traffic and transport; and waste and energy use within the Pinner Conservation Areas. This is because the SPD involves consideration of these factors whilst seeking to protect conservation areas from negative change whilst promoting positive change.

Risk Management Implications

Risk included on Directorate risk register? No

Separate risk register in place? No

There are no risks.

Section 3 - Statutory Officer Clearance

Name: Narinderpal Heer	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 4 December 2009		
Name: Izindi Visagie	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 7 December 2009		

Section 4 – Performance Officer Clearance

Name: David Harrington	<input checked="" type="checkbox"/>	on behalf of the* Divisional Director Partnership, Development and Performance
Date: 4 December 2009		

Section 5 – Environmental Impact Officer Clearance

Name: John Edwards	<input checked="" type="checkbox"/>	Divisional Director (Environmental Services)
Date: 2 December 2009		

Section 6 - Contact Details and Background Papers

Contact: Lucy Haile, Assistant Conservation Officer, 0208 736 6101

Background Papers: Report to the Local Development Framework Panel on 26th November, 2009, entitled 'Pinner Conservation Areas Supplementary Planning Document'.