

REPORT FOR: **CABINET**

Date of Meeting:	15 July 2010
Subject:	Creation of a Major Developments Panel
Key Decision:	No
Responsible Officer:	Andrew Trehern, Corporate Director Place Shaping
Portfolio Holder:	Councillor Keith Ferry, Portfolio Holder for Planning, Development and Enterprise
Exempt:	No
Decision subject to Call-in:	No [The decision is urgent on the following basis: The proposed Major Developments Panel will oversee the development of the Harrow and Wealdstone Intensification Area and ensure the creation of a strategic planning framework for this key part of the borough. An early meeting of the Panel is required to confirm the approach to be adopted in a master planning exercise for the area, which needs to commence as soon as possible to ensure that the Corporate Plan Flagship Action – to prepare an Area Action Plan for the Heart of Harrow by December 2010 - is achieved.]
Enclosures:	None

Section 1 – Summary and Recommendations

This report proposes a Major Developments Panel and sets out recommended terms of reference and membership.

Recommendations:

Cabinet is requested to:

1. establish a Major Developments Panel, as an advisory Panel to Cabinet;
2. agree the proposed terms of reference and membership of the Major Developments Panel outlined in the report and appoint Councillor Bill Stephenson as Chairman;
3. authorise deletion of the reference in the constitution to the previous Town Centre and Major Projects Panel and substitute reference to the new panel and its agreed terms of reference.

Reason: (For recommendation)

To oversee the development of the Harrow and Wealdstone Intensification Area and proposals for individual major development sites across the borough.

Section 2 – Report

Introductory paragraph

- 1 The new Council Administration has identified a number of aims to address the effects of the recession and to coordinate the future planning of key development projects across the borough, including proposals to:
 - set up a cross party Panel with co-opted specialist advisors to oversee and coordinate the development of the Town Centre and all other major projects in Harrow, as set out in Harrow's Core Strategy;
 - draw up a master plan for the "Intensification Area" including the Town Centre, to ensure proper balanced development; and
 - set up a Regeneration Working Group to look at regeneration across the borough as a whole.
- 2 The previous Town Centre and Major Developments Panel was dissolved by Cabinet in December 2007, although reference to that Panel has been retained in the constitution. This report proposes the creation of a new Major Development Panel that would meet the aims of the Administration and seeks Cabinet approval of its terms of reference and membership.
- 3 A Major Developments Panel will help the Council to meet its corporate priorities by ensuring a greater focus, and cross cutting approach, to the future development of a key part of the borough.

Options considered

- 4 Consideration has been given to extending the terms of reference of the Local Development Framework Advisory Panel and Planning Committee, as an alternative to the creation of a new Panel.

Current situation

- 5 The LDF Advisory Panel has the responsibility to consider and make recommendations to Cabinet on all aspects of planning policy and the development of individual sites. All other planning powers and duties are exercised by the Planning Committee, as local planning authority. Despite recent support at the national level, there is currently no means by which Members can engage in a structured way at the pre application stage in the development of strategically significant proposals within the borough.

Why a change is needed

- 6 The creation of a Major Development Panel would give oversight of the development of the Harrow and Wealdstone Intensification Area, in line with the aims of Council administration, and the benefit of the knowledge and expertise of specialist advisors. It would, in particular
 - ensure the effective management and development of the Council's spatial vision for the Intensification Area;
 - promote the image and raise the profile of the area;
 - promote high design quality standards for new homes, commercial buildings, infrastructure and public realm;
 - ensure that all new development fits with, and meets, local needs;
 - promote the social cultural and community vitality of the area;
 - support job creation, business enterprise, and skills training to enable local people to take advantage of new employment opportunities; and
 - promote initiatives that facilitate regeneration across the borough

A Major Developments Panel will also provide a forum that would enable Members to give early and detailed consideration to the use and development potential of major development sites, and a means of responding quickly to particular market changes or pressures for development. It would further create the opportunity to comment on significant planning proposals at the pre application stage.

Terms of Reference

- 7 Based on the objectives outlined above, the suggested terms of reference of the Panel are as follows:
 - 1 To oversee the development of the Harrow and Wealdstone Intensification Area, to include:
 - providing comments to the Area Action Plan Project Board;
 - reviewing the emerging master plan(s) for the area;
 - considering emerging design and development principles; and

- reviewing the outcomes of community consultation and feedback on the emerging strategy.
- 2 To oversee the development of proposals for individual major development sites within the borough including:
- providing comments on pre application proposals received by the Council for such sites;
 - reviewing progress of strategic development sites within the borough; and
 - considering site specific planning and development briefs

Membership

- 8 In order to ensure the development of a clear spatial vision for the Intensification Area, and an holistic, cross cutting approach to the delivery of supporting infrastructure, it is recommended that the Panel should comprise the following Membership.

Labour Members

Councillor Bill Stephenson (CH)
Councillor Phillip O'Dell

Councillor Keith Ferry
Councillor Thaya Idaikkadar

Conservative Members

Councillor Susan Hall
Councillor Barry
Macleod-Cullinane
Councillor Tony Ferrari

Reserve Members:

1. Councillor Navin Shah
2. To be advised
3. To be advised
4. To be advised

1. To be advised
2. To be advised
3. To be advised

- 9 It is envisaged that the Panel will wish to appoint representatives from outside bodies as special advisors, to assist its consideration of specific matters, including the potential input from "Harrow Young Planners".

Implications of the Recommendation

Staffing/Workforce

- 10 The Panel will be a formal sub body of Cabinet, supported by the Corporate Director Place Shaping and by other professional officers of the Council as appropriate, and clerked by Democratic Services

Legal comments

- 11 In accordance with the Executive Procedure Rules, contained in Part 4D of the Constitution, Cabinet has power to establish advisory panels and to decide upon the size and terms of reference of those panels. If the recommendations in this report are approved officers will update

the constitution to delete references to the Town Centre and Major Developments Panel and to substitute references to the new panel

Financial Implications

- 12 The costs of servicing the new Panel will need to be met from existing budgets.

Performance Issues

- 13 The creation of a Major Developments Panel will assist with the delivery of Flagship Action 3.3, to:

“Prepare an Area Action Plan to deliver future prosperity for the heart of Harrow to help the Council, the community and developers understand and provide new development that improves environmental quality, vitality and economic prosperity”

- 14 It will also have a direct or indirect impact on the following National Indicators

NI 3	Civic participation in the local area
NI 5	Overall/general satisfaction with the area
NI 154	Net additional homes provided
NI 155	Number of affordable homes delivered
NI 157	Processing of planning applications
NI 159	Supply of ready to develop housing sites
NI 175	Access to services and facilities by public transport, walking and cycling
NI 188	Planning to adapt to climate change

As these impacts are likely to be small and cannot as yet be quantified it is not considered necessary to amend any related targets.

Environmental Impact

- 15 The proposed Panel will enable the Council to identify and systematically assess the environmental costs and benefits associated with the development of the Harrow and Wealdstone Intensification Area and other major development sites, and ensure that future proposals maximise any positive benefits or incorporate measures to mitigate any adverse impacts.
- 16 The Harrow and Wealdstone Intensification area will represent a significant area of development within Harrow and will provide major opportunities for both mitigation of, and adaptation to climate change.

Risk Management Implications

- 17
1. There is duplication between the role of the proposed Panel and the LDF Advisory Panel – the Terms of Reference have been drafted to ensure clarity of responsibilities.
 2. The probity of members' role in the pre application process may be subject to challenge – any Member involvement at the pre application stage will be subject to a robust Code of Conduct, in line with national guidance.

A separate risk reregister will be prepared for any specific projects considered by the Panel.

Equalities implications

- 18 An Equality Impact Assessment will need to be conducted for the Harrow and Wealdstone Area Action Plan, and for any other major project, proposal or site brief considered by the Panel.
- 19 There are no equalities implications in the creation of the new Panel.

Corporate Priorities

- 20 The recommended terms of reference for the proposed Panel cut across all Corporate Priorities.

Section 3 - Statutory Officer Clearance

Name: Kanta Hirani	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 25 June 2010		
Name: Matthew Adams	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 25 June 2010		

Section 4 – Performance Officer Clearance

Name: Martin Randall

on behalf of the
Divisional Director
Partnership,
Development and
Performance

Date: 22 June 2010

Section 5 – Environmental Impact Officer Clearance

Name: Andrew Baker

on behalf of the
Divisional Director
(Environmental
Services)

Date: 22 June 2010

Section 6 - Contact Details and Background Papers

Contact: Phil Greenwood, Head of Major Development Projects

Tel: 0208 424 1166 Internal ext. 2166

Background Papers: “A Fair Future for All”. Harrow Labour
Manifesto 2010-2014 Council Elections

**Call-In Waived by the
Chairman of Overview
and Scrutiny
Committee**

YES

*(for completion by Democratic
Services staff only)*