

# LOCAL DEVELOPMENT FRAMEWORK PANEL MINUTES

## 15 MARCH 2011

**Chairman:** Councillor Keith Ferry

**Councillors:** Stephen Greek  
Thaya Idaikkadar  
Anthony Seymour

Navin Shah  
\* William Stoodley (1)  
Simon Williams

\* Denotes Member present  
(1) Denote category of Reserve Members

### RECOMMENDED ITEMS

#### 38. Draft Site Allocations Development Plan Document (DPD)

In accordance with the Local Government (Access to Information) Act 1985, the Panel received a report of the Corporate Director, Place Shaping setting out the proposed Site Specific Allocations Development Plan Document (DPD), which allocated sites for development and sites for specific uses. The report was admitted late to the agenda in order to meet the timetable for the preparation of the Draft Site Allocations Development Plan Document set out in the Local Development Framework.

The officers gave a presentation on the purpose and structure of the document, focusing in particular on how it, together with existing planning permissions, would contribute to the delivery of Core Strategy housing growth outside of the Intensification Area. The document was essentially the first draft for public consultation as a result of which sites could be added or taken out. Subsequent to the receipt of comments through the public consultation, the document would be reviewed and the preferred sites would be re-

presented for pre-submission consultation later this year. Although the document focused on development sites, other allocations such as retail frontages, open space and community use were included, and a small number of changes and corrections to existing designations were also shown.

In terms of housing, the majority of sites had already been granted planning permission but were nevertheless included if development had not yet commenced (or for very large schemes, where development was subject to phasing over a number of years). Other sites had been promoted for development following a 'call for sites' exercise.

By allocating sites for development, the DPD provided an in-principle acceptance that the sites were suitable for the type of development shown in the document but detailed planning permission would still be required. Where an indicative housing capacity was shown in the document, the figure was calculated as a 'mid range' average from the London Plan housing density matrix.

Arising from discussion on the document, Members proposed the following:

- a separate schedule for sites where planning consent had been granted;
- for the remainder of sites (that is sites without planning permission) to be arranged by area and ward;
- sub categories for new open space allocations with a definition of the proposed typologies including biodiversity.

In response to questions, it was noted that:

- a consultant had undertaken an audit of the borough the previous year with regard to Planning Policy Guidance 17. Areas such as verges and roundabouts were designated as open space and the findings of this audit was a material consideration;
- the Council had permitted development rights with regard to the formation of inset car parking bays. The officer undertook to investigate whether any such proposals, such as Stafford Road, Harrow Weald, would be affected by proposed open space allocations.

It was agreed that the Members would provide the officers with any further comments on the document.

**Resolved to RECOMMEND:** (to Cabinet)

That the draft Site Allocations DPD be recommended to Full Council for approval for a six week period of consultation.

**Reason for recommendation):** To engage the public in the consideration of the allocation of sites for specific forms of development or land use before these are confirmed through production of the final DPD in accordance with

Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended.

### **39. Harrow and Wealdstone Area Action Plan Issues and Options Report**

In accordance with the Local Government (Access to Information) Act 1985, the Panel received a report of the Corporate Director, Place Shaping setting out the Harrow and Wealdstone Area Action Plan Issues and Options Report, which was intended to be published for public consultation in April 2011. The report was admitted late to the agenda in order to meet the timetable for the preparation of the Harrow and Wealdstone Area Action Plan Issues and Options report set out in the Local Development Framework.

The officer gave a presentation on the structure of the Area Action Plan and the options. It was noted that the document had been approved for consultation by the Major Developments Panel, and its Members had contributed fully to the content to aid the Local Development Framework Panel in its consideration of the Plan. Development Management Policies did not apply to the intensification area.

In response to comments from Members, it was noted that:

- a large plan, with a red line around the boundary which indicated the area to which the policy applied, would be supplied as an appendix;
- skill would be required in dealing with the interface between the areas within the boundary and adjacent areas. Where development was on the boundary regard would need to be had to the other side of the boundary;
- each scenario indicated the level of housing to be met by each sub-area and a percentage base of housing types, which would provide an indication of built form. Responses from the public consultation would be brought back to the Panel.

**Resolved to RECOMMEND:** (to Cabinet):

That the Harrow and Wealdstone Area Action Plan Issues and Options Report be forwarded to Council for approval for a six week period of public consultation.

**Reason for Recommendation:** To engage the public in the consideration of strategic development options for the Harrow and Wealdstone Intensification Area before the final Area Action Plan is produced in accordance with Regulation 25 of Town and Country Planning (Local Development) (England) Regulations 2004 (as amended).

### **40. Draft Development Management Policies Development Plan Document (DPD)**

In accordance with the Local Government (Access to Information) Act 1985, the Panel received a report of the Corporate Director, Place Shaping introducing the Development Management Policies Development Plan

Document, which was intended to be published for public consultation in April 2011. The report was admitted late to the agenda in order to meet the timetable for the preparation of the Draft Development Management Policies DPD set out in the Local Development Framework.

An officer gave a presentation on the DPD which included new policies and updated relevant Unitary Development Plan (UDP) policies which were to be carried forward. It was noted that the document would replace Part 2 of the UDP and would apply to all areas outside the Intensification Area. As the replacement London Plan would include development control policies, these did not need repeating in the Development Management Policies.

In response to a question, it was noted that the sole control over public houses was change of use. Guidance was expected from the House of Commons with regard to requiring market testing and whether alternative management was available for public houses and petrol stations prior to their use being terminated.

It was noted that there was a presumption against any net loss of public or private open space in the Borough. This included amenity space, gardens and grounds.

**Resolved to RECOMMEND:** (to Cabinet)

That the Development Management Policies DPD be forwarded to Council for approval for a six week period of public consultation.

**Reason for Recommendation:** To engage the public in the policy approach before formal policies are produced in the final Development Management Policies DPD in accordance with Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended).