

LOCAL DEVELOPMENT FRAMEWORK PANEL MINUTES

8 DECEMBER 2011

Chairman: * Councillor Keith Ferry

Councillors: * Stephen Greek * Anthony Seymour
* Thaya Idaikkadar * Krishna Suresh (2)
* Bill Phillips * Simon Williams

In attendance: Councillor Joyce Nickolay Minutes 52, 53, 54, 55
(Councillors)

* Denotes Member present
(2) Denote category of Reserve Members

RECOMMENDED ITEM

55. Draft Local Development Order North Harrow Consultation Document

The Panel considered and commented on the contents of the proposed draft Local Development Order and accompanying documents, which were to be the subject of public consultation. It was noted that the draft Order had been prepared to help regenerate North Harrow District Shopping Centre, which had been identified as a priority area for action to reduce vacancy rates within the District Shopping Centre. The cost of the consultation process was being met through the Outer London Fund Round One submission award.

The officer reported that the draft Order: excluded primary retail frontages as a change of use could present a higher value than retail; was for ground floor use only; applied for the hours 8am to 10pm with any extension of these

times being subject to planning permission; was for three years and would be subject to monitoring and review.

During the discussion on the item the following points were made:

- the comments received during the public consultation period would be submitted to a future meeting of the Panel;
- the Order applied to the land;
- whilst there was no control over the numbers of a particular use, it was considered unlikely that there would be a concentration of one type of shop or service;
- officers were concerned that the inclusion of the whole Centre could result in the loss of retail units in the primary core;
- consultees included businesses, residents associations, Members and mail drops;
- the Town Centre Manager was now in place and would be co-ordinating a series of events to promote the District Shopping Centre.

Concern was expressed regarding the possible effect on the Section 106 Agreement attached to the Genesis development with regard to the former Safeway site. Members were informed that the officers had spoken to supermarket providers and no interest in the site had been received. Depending on the nature of use proposed for this site in the future, a variation to the S106 could be needed and would be considered by the Planning Committee.

Resolved to RECOMMEND: (to Cabinet)

That the draft Local Development Order, and the accompanying documents, be approved for purposes of a four week period of public consultation.

Reason: To enable consultation to commence on proposals for a Local Development Order in North Harrow to support the regeneration of this important District Shopping Centre in line with the Corporate Policies by supporting our town centre, local shopping centres, and businesses.

(Signed) COUNCILLOR KEITH FERRY
Chairman