

LOCAL DEVELOPMENT FRAMEWORK PANEL MINUTES

30 JANUARY 2012

Chairman: * Councillor Keith Ferry

Councillors: * Stephen Greek * Anthony Seymour
* Thaya Idaikkadar * Navin Shah
* Bill Phillips * Simon Williams

In attendance: Joyce Nickolay Minute 61.
(Councillors)

* Denotes Member present

RECOMMENDED ITEM

61. Core Strategy - Adoption

The Panel received a report of the Corporate Director, Place Shaping, on the outcome of the independent Examination in Public of Harrow's Core Strategy. It was noted that the Planning Inspector's report, which was received by the Council on 13 December 2011, confirmed that Harrow's Core Strategy was legally compliant and 'sound'.

The Panel noted that the options available to the Panel were either to recommend the Core Strategy to Cabinet as 'valid' or not to accept the document. No further comment or amendment could be made at this stage. The officer outlined issues raised during the Regulation 27 consultation process as follows:

- With regard to the strategic housing requirement, the Inspector did not agree that the surplus from past performance against Harrow's previous London Plan target could be carried forward on the basis that the targets were determined to be minimum requirements to meet need. However, sufficient sites for the revised housing target had been identified;
- the Planning Inspector agreed that the overall focus was to direct development towards previously developed land. He was satisfied that sporadic, unplanned garden development would run counter to the Council's strategy of concentration on previously developed land so was satisfied that a local presumption against garden development was justified;
- consideration of tall buildings would be a matter to be addressed through the Development Management Policies DPD and the view management framework therein;
- strategic industrial locations, particularly the former Kodak site, would be considered through the Area Action Plan and a sequential approach to the release of sites elsewhere in the Borough;
- the Planning Inspector agreed that the strong presumption against any loss of open space in the Borough was justified. Only the development of small scale facilities required to support open space use would be acceptable on land designated as open space;
- in response to the Inspector's concerns, revised monitoring arrangements, including clear targets, triggers and contingencies had been prepared to enable the Core Strategy to be considered sound in this regard.

During discussion on the report Members asked a number of questions which were responded to as follows:

- Although the Inspector's report had justified the local presumption against garden land development, the Planning Committee had not been able to take this into account pending adoption of the Core Strategy by Full Council. Once adopted the Planning Inspector could not overturn a decision made in accordance with the Core Strategy;
- the housing targets for Harrow were 450 each year for 2009-11 and 350 annually for the 15 years thereafter;
- the Development Management Policies DPD would stipulate how much open space, including play space, should be provided as part of a development;
- pooled requirements for gypsy and traveller accommodation were being considered on a West London wide basis and would consider additional requirements for social services and support for families with

an aversion to bricks and mortar, yet found themselves in this form of accommodation, as well as the requirement for pitches;

- monitoring arrangements would be reported to the Panel in the Annual Monitoring Report although, where appropriate, officers could informally report on monitoring issues more regularly;
- appendix D to the Core Strategy listed those policies deleted by the Secretary of State on 28 September 2007, and the policies proposed to be deleted upon adoption of the Core Strategy. A spreadsheet would be prepared to list all unitary development plan policies and indicate whether they had been deleted, in the Core Strategy or development management policies;
- a compact disc containing the evidence base would accompany the Core Strategy document. The document would be reformatted and circulated subsequent to approval by the Council.

Resolved to RECOMMEND: (to Cabinet)

That the Core Strategy be approved for adoption by Full Council as part of the development plan for Harrow.

Reason for Recommendation: To progress the Core Strategy to adoption in accordance with the current Local Development Scheme, to ensure that an up-to-date development plan for the Borough is in place and to comply with regulatory requirements.

RESOLVED: That

- 1) the outcome of the independent Examination in Public of Harrow's Core Strategy be noted;
- 2) the Portfolio Holder for Planning, Development and Enterprise be notified as soon as practicable when the post-adoption statutory requirements for the Core Strategy have been complied with.

(Note: The meeting, having commenced at 7.30 pm, closed at 7.57 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman

