

REPORT FOR: **CABINET**

Date of Meeting:	20 June 2012
Subject:	Whitchurch Playing Fields
Key Decision:	Yes
Responsible Officer:	Andrew Trehern, Corporate Director Place Shaping
Portfolio Holder:	Councillor Thaya Idaikkadar, Deputy Leader & Portfolio Holder for Property and Major Contracts
Exempt:	No
Decision subject to Call-in:	Yes
Enclosures:	Appendix 1- Public Consultation – Distribution and Circulation Details Appendix 2 - Public Presentation PowerPoint Slides Appendix 3 - Public Presentation Feedback Forms Appendix 4 - Fun Day 12 May - Information Circular Appendix 5 – Overview of Proposed Development Appendix 6 – Letters of Support from Organisations

Section 1 – Summary and Recommendations

This report, which is required as a decision of Cabinet, provides a comprehensive summary of the consultation and engagement activity which has been undertaken in respect of proposed development of the Whitchurch Playing Fields, since November 2011.

Recommendations:

Cabinet is requested to:

- (1) Consider the feedback from the consultation and engagement activity summarised within the report, and
- (2) Agree that The Whitchurch Consortium should be commissioned to develop a community sport and leisure facility, at the Whitchurch Playing Fields, subject to agreement in respect of commercial terms.
- (3) Note that negotiations in respect of the Development Agreement, associated Service Level Agreement and Lease Terms will now commence, as previously authorised by Cabinet.
- (4) Note that the outcome of the negotiations will be reported to Cabinet for formal approval.

Reason: (For recommendation)

To attract inward investment to establish a modern sports and leisure facility, to include substantially improved playing pitches, for the benefit of the Community, at no direct financial cost to the Council.

Section 2 – Report

2.1 Introduction

This report summarises the consultation and engagement activity undertaken in respect of The Whitchurch Consortium's development proposals for the Whitchurch Playing Fields.

This report is presented in compliance with Recommendation 3 of the Cabinet decision, relevant to this matter, made on 17 November 2011.

The points below summarise the overall timeline to date relevant to the Whitchurch Playing Fields project:-

- November 2008 - Cabinet confirms proposal to market The Whitchurch Pavilion and Playing Fields.
- June/July 2009 - The Council's two preferred bidders give public presentations to local residents.

- November 2009 - Council confirms that the project is postponed.
- November 2011 - Cabinet confirms The Whitchurch Consortium as the Council's preferred bidder and authorises further consultation.
- 5 December 2011 – Call-In Sub Committee – Confirms Cabinet Decision
- 11 January 2012 – Ward Councillor Consultation
- 23 February 2012 – Ward Councillors' meeting with residents (Stanmore Library)
- 9 & 16 February 2012 - Open Space Notice published
- 19 March 2012 – Distribution of leaflets advising residents of the proposed project and arrangements for a Public Consultation meeting
- 26 March 2012 – The Whitchurch Consortium Public Consultation
- 1 May 2012 – Door-to-door Public Consultation commences, with distribution of Fun Day information leaflet
- 12 May 2012 – The Whitchurch Consortium Fun Day
- 20 June 2012 – Cabinet Report – Consultation Feedback

2.2 Background

The Whitchurch Pavilion has remained vacant since it was fire damaged some eight years ago. Prior to this it was used as changing facilities, in connection with the adjacent playing fields. Whilst the sports fields are still used with aid of temporary changing facilities, they are not used as much as they could be and in any event are in poor condition requiring levelling and drainage improvements.

In November 2008, a report was presented to Cabinet setting out options available to the Council to secure the replacement or refurbishment of the Pavilion, the maintenance of the playing fields and the enhanced provision of sports, leisure and community use, through a Development Partnership Agreement, with a Private or Third Sector Partner.

Cabinet authorised the proposal and a marketing exercise commenced in 2009 seeking expressions of interest to the available opportunity. The Council proposed the grant of a lease for a thirty year period, with the tenant being responsible for the cost of refurbishment or for replacement of the Pavilion and the cost of improvement and all subsequent maintenance, together with the management and operation of the new facility.

After careful consideration two Preferred Bidders were selected. However, the project was postponed in November 2009, to enable further consideration of issues of concern which had been raised, in particular by local residents.

In 2011, consideration was given to resuming the project and following a careful review of the two Preferred Bidder's proposals and financial standing, Cabinet decided in November 2011 to select The Whitchurch Consortium as the Council's Preferred Bidder, who would then be in a position to take forward the necessary wide ranging consultation and engagement.

2.3 Consultation and Engagement

The information below is intended to provide a reasonably comprehensive summary of the consultation and engagement activity that has been undertaken in accordance with the November 2011 Cabinet resolution.

Ward Councillor Consultation Held 11th January 2012

The Whitchurch Consortium provided a full and thorough briefing on their proposals to the Belmont, Canons and Stanmore Park Ward Councillors. Eight Councillors attended the meeting and were advised that a Public Consultation meeting was to be arranged shortly.

Issues raised at the meeting included:-

- Lack of Ward Councillor consultation and the Council's handling of the project.
- The decision and delay in appointing the Council's preferred bidder.
- General proposals concerning the uses and the scope of development
- Proposed lease terms.
- Hours of operation
- The proposed SLA

It is understood that the Stanmore Park, Canons and Belmont Ward Councillors, separately arranged a public meeting at Stanmore Library on 23rd February 2012, to discuss the proposed Anmer Lodge development and the Whitchurch Playing Fields project.

Following this meeting the Corporate Director Place Shaping received twelve correspondences, regarding the Whitchurch Playing Field Project, including a letter from the Canons Park Residents Association. The main issues raised included:-

- Concerns regarding the lack of proper consultation
- The need to provide residents with information regarding the decisions which have been made by the Council
- Suggestions that the local rugby club should 'look after the playing fields'
- Suggestion that the decisions made by the Council 'fly in the face of the Localism Act and other policies'
- Proposals that local people should help to run local services and that assets should be transferred to enable this
- Concerns regarding the length of the proposed lease term
- Requests for information on how the project can be stopped

Publication of the Open Space Notice – 9 & 16 February 2012

The publication of the Open Space Notice resulted in two responses.

One respondent raised concerns about the disposal of the site without completing the planning process.

The second respondent submitted a very detailed objection, raising concerns in respect of consultation, the length of the lease, existing use, refusal of the Harrow Rugby Club proposal, the scale of development on the site and traffic related issues, with a clear request that the proposal is not allowed to proceed.

The Whitchurch Consortium Public Consultation 26th March 2012

Arrangements were made for The Whitchurch Consortium to present their proposals at a public presentation at Whitchurch School. There was publicity in the two week run up to the meeting, adverts being published in both of the local newspapers and a leaflet drop to approximately 4000 local residents, in the adjacent streets. **Appendix 1** is a copy of the leaflet distributed in the area surrounding the Playing Fields, together with a summary distribution record.

A PowerPoint presentation, provided at **Appendix 2**, was followed by a questions and answers session, with an audience estimated at 240, of which there were 131 recorded signatures.

Several senior Members of Council also attended the meeting.

Significant concerns were raised by local residents and the meeting became increasingly fractious. The information provided by the Consortium was limited, they were ill prepared to answer questions and appeared unable to articulate their proposals in an effective and detailed way. Consequently, the Community Organisations that had attended the meeting in support of the Consortium's proposals were unable to voice their support.

The meeting lasted approximately two hours and the main concerns raised at the meeting included:-

- Complaints that the Council had not consulted residents before deciding to resume the project and to select The Whitchurch Consortium as the preferred bidder
- The provision of incomplete and potentially misleading information to the meeting
- Concerns that inappropriate tactics were being used by The Whitchurch Consortium, which arose from wholly unnecessary references to potential retail and or nursing home developments on the site
- The hours of operation and the Licensed hours for sale of alcohol and public entertainment
- Noise and anti-social behaviour
- Suggestion that some weekends the site should not be used at all to give residents peace
- Traffic congestion and inconsiderate parking

- Vehicular conflicts arising from the proposed single access to the site to be shared with the school
- The size and location of the Pavilion
- The use of marquees and a failure to present a comprehensive overview of the proposed events, sporting and non sporting programme
- That no information regarding the proposed charges for the hire of the facilities was provided
- The adverse impact arising from a more intensive use of the playing fields
- Flood lighting overspill
- Flood alleviation – potential to diminish the capacity of the flood plain
- Restrictions to public access
- Existing users dislodged
- Adverse impact on property prices in the area
- Concerns that the leased term should not be greater than the thirty years referenced in the marketing information
- Potential assignment of the lease during its term
- That the consultation being undertaken was a sham and that the Council had already made its decision
- Concern that proposals received in 2009 were now out of date

For the avoidance of doubt, it was absolutely clear by the end of the meeting, that those present who had spoken at the meeting, and the majority of others who applauded many of the statements made, were robustly opposed to the proposals which had been presented by The Whitchurch Consortium.

At the presentation, residents were asked by the Corporate Director Place Shaping, to complete the available feedback forms and/or write to him by email at the Council expressing their views on the proposals.

Twenty seven Public Presentation Feedback forms were received and these are shown at **Appendix 3**.

Fifteen correspondences were received by the Corporate Director Place Shaping following the meeting. One of these contacts was supportive of the proposed development, whilst the other fourteen reiterated and emphasised the concerns which had been raised at the meeting, in particular disappointment in respect of the information provided at the Public Consultation.

Many of the emails received, included clear statements that the correspondent 'is against the proposed plans to develop Whitchurch Playing Fields'. This was augmented with many further statements that the proposal is 'against residents interests, over commercialises the area and duplicates provision provided at other nearby facilities'.

Other points made included:-

- A lack of clarity in respect of the proposed timeframe
- Concerns about litter and other pollution in the area

- The possibility for increased crime
- The proximity to houses and backgardens, of the Pavilion in particular, and the proposed pitch layout
- Why there is a need for the hospitality led facilities, in particular a function hall
- Suggestion that the proposal was an unacceptable change to the Planning Use Class
- Concern that the proposal would be detrimental to existing businesses in the area
- Concern that the project was being presented in a devious manner with material facts being glossed over

Further Officer Discussions with The Consortium

In view of the unsatisfactory and disorganised Public Consultation meeting, the Corporate Director Place Shaping called a meeting with the Consortium and The Portfolio Holder for Property and Major Contracts, at which he expressed significant concern regarding the presentation and the lack of preparation, in respect of questions which it would be reasonable to assume would be raised by residents at the meeting.

The Whitchurch Consortium confirmed their ongoing commitment to the proposal and their intention to commence a programme involving extensive door to door consultation with local residents and their suggestion to hold a Fun Day at the Playing Fields.

Door to Door Local Resident Consultation

In the week prior to the Fun Day, The Consortium carried out door to door consultation with local residents, providing more detailed information of their proposals for the Playing Fields and Fun Day. A copy of the information available to support these conversations is attached at **Appendix 5**.

Whilst conducting the door to door consultation 1,265 people signed a petition supporting the Consortium's proposals. A full copy of the petition has been provided to Cabinet Members.

The petition appears to show extensive support for the proposed development, however there are only seventeen signatories from the five surrounding streets of Wemborough Road, Abercorn Road, Old Church Lane, Cranmer Close and Green Verges. This further confirms that the residents immediately adjoining the site are particularly concerned about the adverse impacts that The Whitchurch Consortium's proposal will have for them.

At a meeting involving amongst others, the Chair of the Canons Park Residents Association and the Corporate Director Place Shaping on 23 May 2012, the Chair of CAPRA advised concerns in respect of the door to door to consultation. It is reported that The Consortium staff have presented a partial and misleading summary of the proposals for the site which has resulted in the signatures being obtained.

This view was reported to the Whitchurch Consortium's Project Manager, who has advised the Council in writing that; 'We have always endeavoured to present a fair and balanced view of the proposals to local residents. During our door-to-door consultation our staff were asked to describe the proposals of the project to residents, this included plans for the grounds, relocation of the pavilion and details of the facilities that will be created.'

Fun Day Saturday 12th May

Fun Day circulars publicising the event were hand delivered to local residents at the time of the door to door consultation and are attached at **Appendix 5**.

The Fun Day served four purposes.

- 1) To further raise awareness of the project and provide the opportunity for local residents to consult and have detailed discussions with Consortium representatives.
- 2) For The Whitchurch Consortium to demonstrate their ability to local residents to run effectively an event day far busier than that that which would normally be anticipated with the new facility.
- 3) To demonstrate that The Consortium is listening to the concerns of local residents.
- 4) To provide an opportunity for community groups to demonstrate the services that they would like to offer the Community, from the Whitchurch Playing Fields.

The Fun Day was comprised of various sporting events including; junior football tournaments, youth volleyball tournament, Stanmore Scouts Group survival challenge, martial arts, pilates, yoga classes and a cricket tournament.

In addition, Consortium managers, technical staff, sports coaches and partner groups were available to discuss their proposals aided by extensive information which they had on display. **Appendix 5** provides an overview of the proposed development.

The Fun Day appears to have been a success enjoyed by approximately 800 people, many of whom were children and young people.

However, at a meeting on 7 June 2012, representatives of the Abchurch and Canons Park Residents Associations, advised that the event caused traffic chaos in the area.

Following the Fun Day the Corporate Director Place Shaping received two correspondence presenting further objections to the proposals. The key issues raised include:-

- Skepticism of the need for this commercialisation on Whitchurch playing Fields
- Lack of information on how the Pavilion, bar, restaurant and halls for hire would be used

- Events such as tournaments and weddings causing great disruption to residents
- Continuous stress on local residents from the seven day and late evening operation
- Traffic congestion and parking problems, including on minor side roads
- The need to separate the playing field and school entrances
- The proposed development should be located on a more appropriate site
- Concern that the Council is not taking sufficient account of local residents views
- Pressures from increasing school places, traffic, housing and other developments in the wider surrounding area
- Commercialisation of a highly valued green space
- No information in respect of the lease
- Concerns about the potential for trouble late at night as a consequence of alcohol consumption in the sport bar
- Noise and light pollution
- Creation of an eyesore
- Loss of open space and unfettered public access

Additional support received for the Consortium

In addition The Consortium has received letters of support (**Appendix 6**) from the following organisations:-

Age UK
Pinnacle FC
Stanmore College
Stanmore First Scouts
Pinner Farm Cricket Club
Vernon Cricket School
Middlesex County Cricket Club
Stanmore Baptist Church
Whitchurch First School & Nursery

Petitions Received Against The Consortium's Proposals

1) A petition was presented at Cabinet on 8th March signed by 161 local residents' and calls on the Administration to:-

- i) Restart the tendering process and not rely on information obtained in 2009
- ii) Fully consult with local residents, businesses and Ward Councillors regarding the selection of the preferred bidder

iii) Ensure residents concerns, regarding the impact on traffic, security, noise pollution and use of the Pavilion are addressed before proceeding with any development on the site.

A full copy of the petition has been made available to Members of Cabinet.

There appear to be approximately 15 signatories from the five surrounding streets of Wemborough Road, Abercorn Road, Old Church Lane, Cranmer Close and Green Verges.

2) A letter and attached petition dated 1st May was received on 9th May from two residents at Cranmer Close and expressed to be on behalf of residents at Cranmer Close, Old Church Lane, Abercorn Road, Wemborough Road and Green Verges (Marsh Lane) with a list (not signed) of 124 named persons who support the request for the Council to stop and reconsider the project in fairness to the residents of the surrounding streets.

A full copy of the letter and attached petition has been made available to Members of Cabinet.

The vast majority of the named supporters are from the five surrounding streets of Wemborough Road, Abercorn Road, Old Church Lane, Cranmer Close and Green Verges.

Response to Residents Concerns

At this stage the Council needs to determine if it wishes to confirm the agreement in principle, to enable the delivery of the Whitchurch Playing Fields Project.

Although residents have complained in robust terms regarding the consultation arrangements, it is clear that there has now been wide ranging engagement with residents and community groups.

Local residents have understandably raised reasonable concerns regarding the impact on their locality should this development proceed.

Assuming that a commercial agreement can be completed to take the project forward, the process of detailed planning can then commence. This part of the project will not only confirm precisely what is to be developed and provided on the site, but more importantly the measures that will be taken to mitigate the adverse impacts on the locality.

Applications for both Planning and Licensing will be required. Both of these separate processes require consultation and decisions will be made in public at relevant Committee meetings. The proposed development can only proceed if granted approval by the Planning Committee.

There is a significant shortage of quality playing fields available to the residents of the Borough. The Council is committed to working to increase opportunities for participation in sport and recreation. Modern day customer expectations require the provision of good quality facilities, which are well managed and maintained to ensure their long term viability. In these difficult economic times this often requires commercial solutions.

Emerging planning policy is that ancillary buildings should be appropriate in scale and not detract from the open character of the site. There will need to be further pre application discussions with planning officers to ensure that any Application is compliant with all relevant policy requirements.

In addition to any approvals given by the Planning and Licensing Committees, the Council as landlord will be in a position to enforce all relevant conditions through any lease term.

The points below are noted in response to some of the environmental issues which have been raised by residents.

Flood Alleviation

The Consortium has engaged at an early stage with the Environment Agency which will influence the design proposals and reduce hard surface areas to increase infiltration thereby reducing the level of surface runoff. Such measures will be essential and will need to be agreed with the Environment Agency as a Statutory Consultee for any Planning consent to be granted on the site.

The size and location of any proposed Pavilion will be heavily influenced by the Environment Agency's findings.

The Consortium are also considering imaginative steps to link the drainage on the site with an increased bio diversity area in the south western corner of the playing fields and immediately to the south of Edgware Brook which runs across the site. There is additionally proposed enhanced maintenance to the banks and vegetation along Edgware Brook.

Light Pollution

Subject to planning consent The Consortium expect in the winter, flood lighting on the all weather pitch to be extinguished by 10pm on weekdays. Modern flood lights are designed to minimise glare to surrounding areas and it is intended that this will be further reduced by the planting around any vulnerable residential boundaries.

After consultation with local residents the proposed orientation of the pitch and flood lighting has been reviewed so as to minimise further any adverse impacts to Wemborough and Abercorn Roads.

Sound Pollution

The Pavilion will be sited at a central location within the playing fields, with the clear objective of maximising the distance from as many residential properties as possible. The design of the Pavilion can further reduce noise concerns by having no windows in the elevation facing the closest boundary along Cranmer close.

All necessary noise reduction, including electronic limiters and automatic window closing will be incorporated within the building design.

Hours of Operation and Licensing

The Council's lease conditions will ensure that all relevant Planning and Licensing conditions in respect of hours of operation, will be capable of being easily and robustly enforced through the lease conditions.

Safety and Security

The Consortium proposes additional security through a 24 hour caretaker living on site and with repairs and upgrading of the existing boundary fencing. There is a further intention to install non intrusive CCTV to facilitate site wide operations.

Parking and Traffic Congestion

When considering any Planning application for a proposed development careful consideration will be given to all relevant traffic management implications. This will include the potential combined impacts arising from other previously approved developments eg Prince Edward Playing Field, to as to ensure the implementation of effective traffic management solutions.

Residents Consultation Group

The Whitchurch Consortium has proposed that a group comprised of local residents is established, to meet with the Consortium periodically as a forum for discussion, through any planning process.

2.4 Options considered

1) **Continue Running the Site as it Currently Stands**

The existing Pavilion structure is not safe. Estimated demolition and remediation costs for the Pavilion are in the region of £80K. Currently the Pavilion is costing the Council money in terms of keeping the site safe and free from vandalism. Additionally maintenance costs of the playing fields exceed income by approximately £5,000 per annum.

The 25 acre playing fields is under utilised and clearly has potential to provide good quality modern sports and leisure facilities.

Major drainage and general maintenance improvements at substantial cost are required, if the playing fields are not to continue to deteriorate.

2) **Grant a Lease option with Service Level Agreement to the Council's Preferred Bidder, The Whitchurch Consortium.**

The grant of a lease conditional upon rebuilding the Pavilion and improving the Playing Fields, together with a sports and leisure related SLA for the benefit of local schools and the local community, would result in a substantially improved sports and leisure facility at no cost to the Council.

3) **Remarket the Property**

Officers are of the view that there is no reason to believe that a stronger preferred bidder might emerge in the event that the Council chose to re-tender particularly in the current economic climate.

Furthermore such action could well result in the Council's preferred bidder choosing to pull out having to date expended substantial sums in good faith.

Recommendation

Officers recommend **Option 2** as being the best alternative to ensure substantial inward investment to provide new and substantially improved facilities at Whitchurch Playing Fields.

By entering into a partnership with The Whitchurch Consortium on a leasehold basis, the Council are able to control development of the site and influence the subsequent operation of the facility, for sport leisure and community related uses, at no direct financial cost to the Council.

The Planning and Licensing processes, combined with the lease terms, will ensure that any development will only be taken forward in a way which is sensitive to the impacts on the local community, whilst providing much needed modern sports and leisure facilities, to be available to the entire community of Harrow.

Community Safety

The Pavilion is a relatively large and currently derelict building, which whilst protected by a perimeter fenced, and continues to attract anti social behaviour.

Legal Implications

The Council has power under section 123 of the Local Government Act 1972 to dispose of land provided that the consideration is not less than the best reasonably obtainable. Where the land to be disposed off is or includes public open space, section 123(2A) of the 1972 Act imposes a requirement for notice of the proposed disposal to be published in a local paper for two consecutive weeks and any representations received to be considered by the authority before the disposal is concluded.

Under the General Disposal Consent 2003, if the Authority wishes, it can allow up to £2M reduction on the unrestricted value in the case of a potential user who will contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the Borough or its residents.

2.5 Financial Implications

There are no direct financial implications to the Council which will result from this report.

However, if the Council decides to enter into a development agreement with The Whitchurch Consortium the general fund revenue costs, which supports the existing day to day operation and maintenance of the Playing Fields, will be saved.

Furthermore the Council will be able to avoid future capital costs associated with backlog maintenance, revenue costs associated with the ongoing security and demolition of the existing derelict pavilion.

The revenue implications resulting from the savings from the cost of maintaining the playing fields and impact on the hire of sports pitches in other parts of the borough are expected to be cost neutral. The parking and traffic management policies around the area mentioned above, will be consider in line with outcome of the Councils parking review.

The risks around the consortium defaulting either during construction of the pavillion or thereafter needs to be duly considered and managed as part of the lease agreement. This will be considered in a separate cabinet report.

2.6 Performance Issues

The Council's corporate priorities will not be negatively impacted by any leasing arrangement.

Officers do not consider that the proposed change would have a significant effect on any Performance Indicators.

2.7 Environmental Impact

The proposals will lead to a greater intensification of use of the playing fields which will inevitably lead to issues relating to noise /light pollution increased traffic and concerns over the effect of development on a designated Environment Agency flood plain.

All the above matters will be considered and controlled through the Planning and Licensing processes and conditionality in the lease documentation although the proposal to locate the new Pavilion more centrally within the site away from the boundaries will help to mitigate many concerns.

2.8 Risk Management Implications

Risk included on Directorate risk register? No

Separate risk register in place? No

Officers do not consider that there to be any risk implications associated with this proposal.

2.9 Equalities Implications

By consulting with all interested community groups and by the preparation of informative tender documentation highlighting the requirements of an effective bid will ensure that all groups are treated fairly.

Whitchurch Consortium's mission statement as a community and sports organisation is to bring members of the local and wider community together by providing multi facility sports and leisure activities as well as educational and social opportunities.

The Consortium's vision is to have a community sports and social club accessible to all with no barriers to membership.

The proposals are consistent with Corporate Estate's existing Disposal of Property Policy and Officers do not consider that the disposal will have an adverse impact on any of the protected equality groups.

2.10 Corporate Priorities

The Proposal will not impact on any National Indicators, BVPIs or KPIs but this action will contribute to improving the management of the Council's Assets; both Use of Resources and Comprehensive Area Assessment require the Council and its partners to demonstrate improvement and innovation in Asset Management.

In terms of the Council's Corporate Priorities the report's proposals and recommendations contribute to:-

- Keeping neighbourhoods clean, green and safe.
- United and involved communities: A Council that listens and leads.

Section 3 - Statutory Officer Clearance

Name: Kanta Hirani	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 8 June 2012		
Name: Matthew Adams	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 8 June 2012		

Section 4 – Performance Officer Clearance

Name: David Harrington	<input checked="" type="checkbox"/>	on behalf of the Divisional Director
Date: 21 May 2012		Partnership, Development and Performance

Section 5 – Environmental Impact Officer Clearance

Name: John Edwards	<input checked="" type="checkbox"/>	Divisional Director (Environmental Services)
Date: 18 May 2012		

Section 6 - Contact Details and Background Papers

Contact: Andrew Connell
Senior Professional - Estate Development
Corporate Estate
Place Shaping Directorate
d/I 0208 424 1259 x2259 andrew.connell@harrow.gov.uk

Background Papers:

- 1) Cabinet Report - 13 November 2008
- 2) Cabinet Report & Resolution - 17 November 2011
- 3) Public and Councillor Questions – Presented at Cabinet
- 4) Call-In Sub-Committee Report and Decision – 5 December 2011
- * 5) Petition supporting the development of the Whitchurch Playing Fields from The Whitchurch Consortium's door-to-door consultation.
- * 6) Petition opposing the development of Whitchurch Playing Fields presented at Cabinet on 8 March 2012.
- * 7) Letter from two residents at Cranmer Close and attached petition dated 1 May 2012.

* These papers are exempt from publication on account that they contain information relating to individuals.

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

NOT APPLICABLE

[Call-in applies]