

LONDON BOROUGH OF HARROW

CABINET – 20 JUNE 2012

RECOMMENDATION FROM LOCAL DEVELOPMENT FRAMEWORK PANEL - 11 JUNE 2012

Chairman: * Councillor Keith Ferry

Councillors: * Marilyn Ashton * Bill Phillips
* Stephen Greek * Navin Shah
* Thaya Idaikkadar * Simon Williams

In attendance: * Joyce Nickolay All Items
(Councillors)

* Denotes Member present

75. Pre-Submission Development Management Policies DPD

The Panel was advised that Harrow's Core Strategy was adopted on 16th February and comprised a spatial strategy for development to 2026, complimented by strategic planning policies covering thematic and neighbourhood issues. The London Plan also formed part of the development plan for Harrow and contained a comprehensive suite of 'planning decisions' policies on matters of relevance across the capital.

However, for local development management policies Harrow continued to rely on the saved provisions of the Unitary Development Plan (2004). Officers reported that it was a corporate priority to prepare a new Development Management Policies development plan document (DPD), alongside other DPDs, to give effect to and support the Core Strategy. A draft suite of 'preferred option' development management policies was published for consultation during May and June 2011, and the outcome of this consultation was reported to the LDF Panel on 19th July 2011.

The Panel then considered the 'pre-submission' Development Management Policies DPD which had been prepared, taking account of responses to the 2011 'preferred option' consultation document. Officers explained the key impacts and policies that were affected.

Members commented briefly on areas of the proposals making the following comments on content:

- Policies for local listing of buildings of architectural or historic importance to Harrow and a review of the list were welcomed as a strong step forward;

- The preparation of supplementary planning documents for conservation areas on a geographic basis was an undertaking given previously and it had been thought this work should continue for the Harrow Weald & Stanmore and Edgware conservation areas. The Chairman responded that this was an area of work that would fall within the Local Development Scheme (LDS) and officers confirmed such issues did not require separate listing within the LDS and such listing could result in constraint to bring new areas forward;
- Policy 52 (Parking Standards) – consideration would be given to the opportunity to amend the wording to reflect “have regard to” although it was recognised this would be subject to the scrutiny of the GLA as part of the Examination in Public process, which requires general conformity with the London Plan and national policy;
- Policy 25 (Open Space) – appeared to weaken the UDP position on development within open space but officer’s pointed out that the Core Strategy sets out the Council’s strategic position on open space protection and ancillary development;
- The issue of on-street parking did not appear fully redressed within the proposals although officers advised that this was part of a wider modeling area of work being undertaken with the GLA to look at Harrow as a whole, rather than respond to localised impacts; the parking policy would be amended to ensure that on-street parking implications of new development could continue to be taken into consideration as they are currently under Policy T13 of the UDP;
- With regard to HMO’s (Policy 38) that the wording did not appear to address homes below 6 persons. Officers noted that the issue of HMO’s had been reported previously and that residences of between 3 - 6 persons fell within a definition of HMOs that did not require planning permission for a change of use from a single family dwellinghouse. Members then suggested that the wording of the policy be reconsidered to reflect an approach of “consider” (on a case by case basis), rather than “support”;
- With regard to HMO’s a more proactive response to establish recognised and managed hostel provision would be a better way forward;

The Chairman noted that the report was due to be considered by Cabinet and asked Members that if they had any further views these should be directed to the LDF Team as part of taking the proposals forward.

The Panel was then advised that, subject to Cabinet and Council approval, the Development Management Policies DPD would be published for pre-submission public consultation in accordance with Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council’s Statement of Community Involvement, for a six week period. The pre-submission consultation was scheduled to take place during July - August 2012.

Following the consultation, officers would consider all representations received and if required would produce and consult upon any minor modifications arising from that consultation. It was anticipated that the DPD would be submitted to the Planning Inspectorate in September and an Examination in Public would take place during December. This programme would enable adoption of the DPD by April 2013.

Resolved to RECOMMEND: (to Cabinet) that:

- (1) the comments on the pre-submission version of the Development Management Policies DPD annexed at Appendix A to the report be noted, together with the comments above;

- (2) the Development Management Policies DPD be approved for a six week pre-submission consultation;
- (3) authority be delegated to the Divisional Director of Planning, in consultation with the Portfolio Holder for Planning and Regeneration, to make minor changes to the Development Management Policies DPD resulting from the pre-submission consultation, prior to its submission to the Secretary of State for Examination in Public.

Reason: (for recommendation)

To progress production of the Development Management Policies DPD in accordance with the adopted Local Development Scheme.

Background Documents:

Report submitted to Local Development Framework Panel on 11 June 2012
Draft minutes of the Local Development Framework Panel - 11 June 2012

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