

LONDON BOROUGH OF HARROW

CABINET – 20 JUNE 2012

REFERENCE FROM OVERVIEW AND SCRUTINY COMMITTEE – 12 JUNE 2012

Pre-Submission Development Management Policies

Chairman:	* Councillor Jerry Miles	
Councillors:	* Sue Anderson * Ann Gate * Krishna James Zarina Khalid	* Barry Macleod-Cullinane * Chris Mote (1) * Paul Osborn * Stephen Wright
Voting	(Voluntary Aided)	(Parent Governors)
Co-opted:	† Mrs J Rammelt Reverend P Reece	Mrs A Khan
In attendance:	Christine Bednell	Minute 280
(Councillors)	Keith Ferry	Minute 279

- * Denotes Member present
- (1) Denote category of Reserve Members
- † Denotes apologies received

279. Development Plan Documents (DPD)

(b) Pre-Submission Development Management Policies:

The Committee received a report of the Corporate Director of Place Shaping which summarised the changes that had been made to the Development Management Policies Development Plan Document (DPD) to prepare it for pre-submission consultation and submission to the Planning Inspectorate for Examination in Public. An officer outlined the content of the report, detailing how the DPD's preparation responded to the consultation in 2011 and reminded Members that the preferred options consultation had been undertaken in May/June 2011.

Members then asked a series of questions and made comments as follows:

- With particular reference to the policy on secure residential accommodation, a Member expressed concern that the policies were unclear and that he could only see mention of policy 37 (residential accommodation) in the document. He stated that policies needed to be robust and that there appeared to be a limited number of planning reasons on which to refuse an application and indicated that he would take a specific issue up with officers outside of the meeting. An officer responded

that the approach taken was to deal with impacts. He added that policy 38 covered large houses and multiple occupation hostels but much would in fact be dealt with under policy 1.

- In terms of shopping frontages, a Member questioned how the policy to limit the proportion of non retail activity in the primary frontage within each district centre to 25% of that frontage could be enforced. He referred to Starbucks in Pinner which, in his view, undermined the credibility of the policy and also affected the perception of residents. Officers responded that the planning system had changed recently and that there would be a plan led approach. The policy position was clear and any application decisions based on it would be upheld by the Planning Inspectorate.
- A Member questioned how the Housing Strategy related to this document and was advised that the Core Strategy set out the strategic approach whilst the DPD set out the criteria base. The process for updating the Housing Strategy was simpler than that for updating the DPD if immediate changes were required.
- In response to a Member's comments in relation to rain canopies in that the document appeared to contradict what had been stated at another meeting that day, the Portfolio Holder clarified that he would like St Ann's, as the freeholder in the town centre to replace the unattractive and non uniform canopies with canopies more aesthetically pleasing.
- A Member welcomed the commentary about local amenity in the context of open space stating that it raised questions in relation to Whitchurch Pavilion.

RESOLVED: That the report be noted and the Committee's comments on the pre-submission version of the Development Management DPD be forwarded to Cabinet for consideration at its meeting on 20 June 2012.

FOR CONSIDERATION

Background Documents:

Report submitted to Overview and Scrutiny Committee held on 12 June 2012

Draft minutes of the Overview and Scrutiny Committee – 12 June 2012

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