

LONDON BOROUGH OF HARROW

CABINET – 20 JUNE 2012

REFERENCE FROM OVERVIEW AND SCRUTINY COMMITTEE – 12 JUNE 2012

Harrow and Wealdstone Area Action Plan: Pre-Submission Consultation

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)

- (a) Harrow and Wealdstone Area Action Plan: Pre-Submission Consultation Document:

The Committee received a report of the Corporate Director of Place Shaping which summarised the comments made to consultation on the Preferred Option document in January 2012 and the changes that had been made to prepare it for pre-submission consultation and submission to the Planning Inspectorate for Examination in Public. Officers tabled the Area Action Plan Pre-Submission Development Plan Document (DPD) which had previously been emailed to Members in advance of the meeting. Members agreed to consider the tabled document as a matter of urgency in order to receive the most up to date version.

The Chair welcomed the Portfolio Holder for Planning and Regeneration to the meeting. An officer, in detailing the content of the report, advised that his team were now focused on completing the suite of DPDs. Officers had considered the responses received to the AAP preferred consultation and determined their validity. He added that the next round of consultation was a formal stage.

A Member queried the role of the committee in the process and whether, as a result of Members comments, the report could be amended. Members were advised that their consideration was part of the formal process. The Portfolio Holder added that any guidance the Committee could offer prior to the document's consideration by Cabinet would be welcomed. The Local Development Framework Panel had considered the report the previous evening and their comments, together with any expressed by the Committee would be submitted to Cabinet on 20 June 2012.

Referring to Policy 6 (Areas of Special Character), a Member sought reassurance that sufficient protection was in place to ensure that views/sight lines were not obstructed by tall buildings. An officer advised that there had been substantial revisions to this policy and stated that work had been done with East architects. Two definitions had been included in the policy, that is, tall (over 10 storey) and taller (dependent on the local area and responsive to the local context) buildings. Tall buildings would not provide housing and would be landmark properties which would restrict where they would be located and the form they could take. He confirmed that the policy would prevent the construction of buildings such as Neptune Point in the future as the surrounding context would be the starting point for building height. The Dandara site did, however, include a tall building up to 18 storey following a ruling by the Secretary of State.

RESOLVED: That the Committee's comments on the pre-submission version of the Harrow and Wealdstone Area Action Plan 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

Contact Officer:

Alison Atherton, Senior Professional Democratic Services
Tel: 020 8424 1266
Email: alison.atherton@harrow.gov.uk