

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

73. Harrow and Wealdstone Area Action Plan: Pre-Submission Consultation Document

The Panel received a report of the Corporate Director, Place Shaping, on the draft Harrow and Wealdstone Area Action Plan: Pre-Submission Consultation document, which had been subject to an extensive public consultation exercise during January 2012. It was noted that the Council had received 500 specific comments from 58 respondents and the detailed response to each had been published and made available on the website alongside the Council's AAP Pre-Submission Consultation.

An updated version, including amendments promoted by the outcomes of the consultation exercise was presented, and the officer briefly introduced the key points of change as follows:

- Officers were working closely with regard to mitigation of transport impacts modeling, following comment in particular with regard to the Kodak site, Teachers Centre, Harrow Town Centre, Pinner and Station Roads;
- Replacement provision of parking facilities would be determined by an updating of the information held;
- Consideration of a modal shift in parking provision would be considered – parking would be provided outside the town centre but reduced provision within it;
- Significant alterations to the tall buildings proposals to clarify the policy. No blanket height policy would be introduced, instead this would become responsive to the local area character and would also protect local views;
- General recognition of the disappointment with the lack of provision of a theatre location and on-site civic centre library;
- Key site allocation comments with the significant opposition to the Teachers Centre and Whitefriars proposals noted;

In considering the above and the outcomes of the consultation Members of the Panel indicated a general support of the direction of travel but, sought clarification on several specific issues which were explained by officers as follows:

- A property disposal strategy was being drawn up to provide a coherent consideration of the four major Council owned sites within the Intensification Area to include consideration of the parking implications of development, to ensure that parking provision was appropriately planned and catered for;
- With regard to the Dandara application site it was believed that the company was focusing its energies on other more viable commercial projects at this time and it was recognized that Harrow's new Views Assessment would inform future project considerations for this site;
- With regard to tall buildings, consideration as to costs and viability had formed part of the Plan's preparation. However, it was also recognised that the introduction of the Community Infrastructure Levy (CIL) would impact upon proposals coming forward;
- Tall buildings were addressed as part of a Core Strategy consideration which defined such buildings as those of 30metres height or above. However, officers were working to amplify this definition to provide 3 categories of taller development within the Intensification Area. Those in excess of 30m+ would need to demonstrably be a landmark building and provide accompanying infrastructure for successful operation as part of the proposals;
- With regard to the proposals at the Teachers Centre these were identified as a 6-form entry secondary school.

Resolved to RECOMMEND: (to Cabinet) that:

- (1) the comments on the pre-submission version of the Harrow and Wealdstone Area Action Plan, annexed at Appendix A to the report be noted, together with the Panel's views;
- (2) the Harrow and Wealdstone Area Action Plan be recommended 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 any minor changes to the Harrow and Wealdstone Area Action Plan 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 Harrow and Wealdstone Area Action Plan 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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