

Hatch End Association Planning Report for meeting on 20 February 2019

- There have been 19 new planning applications since 20 December 2018 (excluding TPO requests and minor items). 13 planning applications were granted and 9 were refused. One refusal has gone to appeal.
- In addition we have commented on the extended football pitch proposal at Roger Banister Athletics track for 4 new pitches which extend onto the adjacent rugby field. This seems to be a reasonable proposal for green belt space apart from concerns at car parking spaces being adequate to meet the expansion.
- The Morrisons Car wash has been approved. The referral of the Dinosaur mini-golf theme park by the Secretary of State has been rejected so this will now go ahead.
- There are particular concerns over the Three Rivers Council consultation document for additional residential development over the next 20 years. These proposals include building along the Harrow boundary from James Altham swimming pool (to be relocated) along Little Oxhey Lane all the way to Oxhey Lane; and from the golf course on Oxhey Lane on both east and west sides of the Oxhey Lane (including part of the green cemetery) all the way to Watford Heath. The James Altham development is proposed within 1-5 years. The other developments along Oxhey Lane will be within 6-10 years. Needless to say this will be opposed as it would urbanise the greenbelt at one of the most sensitive points around London. We do not know the status within Harrow Council and plan to question the Major Developments Panel meeting on 27 February.
- The 5 applications for external works at Letchworth House have been approved and there is a further application for some internal changes.
- There is considerable local opposition to flats (4 in each case within a detached house) being proposed at 498 Uxbridge Road and 1 Devonshire Road. The HEA has commented on both and we await decision.
- There is an application to expand the scout hut in Leeway Close by raising the roof line and adding 4 dormer windows.
- There is a new build application for a plot beside 108 Hillview Road for a single house.
- The previous refusal of new uPVC new windows at 19 Albury Drive has gone to appeal.
- I have also attended the second public consultation for the Harrow Railway Station improvements by TfL and Redrow. They have taken on board our comments for improvements to the southern approaches with a turning circle and drop-off points. However they have not revised the disabled access scheme to the station. TfL has already commenced works for four 16 person lifts – one by the northern approach entrance and to each of the three platforms. These works should be complete by mid 2020. The lift to the southern side is dependent on S106 money and will be 2 years later. They have agreed that the stairs each side of the station do not meet building regulations but there are still no plans to change them to escalators. This has been raised again, together with comments on drop off points in the north for disabled users given that the southern lift will not be available until at least 2023.

See full report for further additional information on planning.

John Cobb

14 February 2019