

MINUTES OF THE PLANNING COMMITTEE
Wednesday, 28th January 2004 at 7.15 pm

PRESENT: Councillor Cribbin (Chair), Councillor Harrod (Vice-Chair) and Councillor Singh.

Apologies for absence were received from Councillors Freeson, Kabir, Kansagra, Sayers, and Steel.

1. Declarations of Personal and Prejudicial Interests

No declarations were made at this meeting.

2. Minutes of the Previous Meeting – 29th October 2003

RESOLVED:

that the minutes of the previous meeting held on 29th October 2003 be agreed as a true and accurate record.

3. Review of Planning Code of Practice

The Standards Committee at its meeting on 21st October 2003 considered a report from the Borough Solicitor on the Planning Code of Practice Review and agreed the recommendations contained in the report. The covering report and appendix are now referred to this Committee to note and agree the points made. Standards Committee at its meeting on 22nd January 2004 agreed the recommendations, a copy of the approved minutes of that meeting were circulated to members.

RESOLVED:

that consideration of this report be deferred to the next meeting of Planning Committee that will discuss policy issues

4. Unitary Development Plan Adoption

The Council formally adopted the replacement Unitary Development Plan (UDP) on 14th January 2004. This report highlighted the main implications for the work of the Planning Committee in adopting the Plan and suggested to members how arrangements for reviewing the Plan via the Local Development Framework process will be brought forward. The Director of Planning confirmed that the UDP had been widely advertised during the consultation stage and had been approved by the Executive

RESOLVED:

that the main implications of the adoption of the replacement Unitary Development Plan as set out in the report be noted.

5. Local Development Framework: The New Development Plan System

The Government have recently carried out a wide-ranging consultation on their proposals for the new system of development plan preparation which

will come into effect this summer after the Planning and Compulsory Purchase Bill receives Royal Assent. Members now had before them a report providing a summary of the content of the main documents being consulted upon and seeking their approval for the proposed response on behalf of the Council.

RESOLVED:

that Brent Council's formal response to the Government consultation as set out in appendices 2 and 3 to the report be agreed.

6. **“A New Approach to Planning Obligations” (S106): ODPM Consultation**

The Committee had before them a report detailing the Government's proposals to fundamentally reform the Planning Obligations (s106) systems and procedures, including offering developers the opportunity of paying a tariff-type 'Optional Planning Charge' rather than negotiating a detailed planning obligation agreement (s106). The report also provided the responses submitted by officers as the Council's submission to the Government's consultation. The Director added that the "optional planning charge" would afford a degree of certainty.

RESOLVED:-

- (i) that the Government proposals and their implications for the Borough be noted
- (ii) that officers' responses to the Government's consultation as set out in appendices 1 and 2 of the report be approved.

7. **Gavin House Site Redevelopment – Planning Brief**

The Committee received a report seeking approval for public consultation on a Planning Brief, which had been prepared by the Council. The brief was based on the policies in the Adopted Unitary Development Plan 2000-2010 and set out the planning justification for a proposed Section 106 agreement associated with a future planning application for the site. It is intended that the Brief will be adopted as supplementary planning guidance, providing guidance to developers on the form of development that the Council considers acceptable.

The Director of Planning stated that the draft planning brief, which seeks housing and office frontages to Gavin House, had received lots of expressions of interests from potential developers. Although it was not always feasible to insist on key worker scheme of development, this would be sought as part of affordable housing for the site without being overly specific on the type of affordable housing. The Director added that the consultation on the planning brief would be widened to include the neighbouring areas also.

RESOLVED:-

- (i) that the draft Planning Brief be agreed for the purpose of formally consulting appropriate stakeholders in the Neasden area to determine the future uses and scale of building(s) on the site;
- (ii) that the report be forwarded to the Executive for their consideration together with the results of the consultation exercise as set out in the report.

8. **The Government's Intended Changes to the Use Classes Order**

The Committee received a report informing them of the Government's intended revisions to the Town and Country Planning (Use Classes) Order 1987 (as amended). The intended changes come into effect by the summer of 2004 and would involve the following;

	Activity	Use Class
a)	Internet cafés	A1
b)	Restaurants and Cafés	A3
c)	Pubs and bars	A4
d)	Take-Aways	A5
e)	Warehouse and Clubs	Sui Generis
f)	Motor Vehicle Showrooms	Sui Generis
g)	Late Night Leisure	D3

He added that there were no other changes proposed to the A1 or A2 and to the current B and C Use Classes

RESOLVED:

that the Government's changes and their implications for Brent be noted.

9. **Date of Next Meeting**

The next scheduled meeting of the Committee will take place on Thursday, 19th February 2004 at 7.00 pm to consider planning applications only. The site visit will take place on the preceding Saturday, 14th February 2004 at 9.30 am.

10. **Any Other Urgent Business**

None at this meeting

The meeting ended at 7.45 pm

M CRIBBIN

Chair

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