

MINUTES OF THE PLANNING COMMITTEE (SPECIAL)
Wednesday, 7th July 2004 at 7.00 pm

PRESENT: Councillor Cribbin (Chair), Councillor Harrod (Vice-Chair) and Councillors Chavda, Freeson, Kansagra, McGovern, H M Patel, and Singh.

Apologies for absence were received from Councillors Sengupta and Steel.

1. Declarations of Personal and Prejudicial Interests

None specific at this meeting

Variation of Order of Business

RESOLVED

That the order of business be varied to enable the Committee to consider the report on South Kilburn Masterplan first.

2. South Kilburn Masterplan

A Masterplan had been completed for the South Kilburn New Deals for Communities (SKNDC) area and the Executive Summary is now before members. The Masterplan describes proposals for the physical redevelopment and refurbishment of the SKNDC, phased over a 13-year period and supported the economic and social projects of the SKNDC in order to ensure the holistic social, economic and physical regeneration of the area. The Masterplan had been developed by a consortium of consultants, led by MACE, working closely with officers and the SKNDC. The Masterplan was considered by the SKNDC Board on the 5th July and is to be considered by the Council's Executive on the 12th July 2004.

In introducing the report, Nicola Mochrie, the Planning Officer, outlined the extensive consultation on the Masterplan with all stakeholders including the local residents, Government Office for London (GoL), Greater London Assembly, Housing Corporation, English Heritage, Primary Care Trust, the Police, neighbouring Boroughs and local ward councillors. In the final round of consultation with residents, 52% responded to the Masterplan proposals with 74% supporting the current proposals. The Masterplan framework was approved by the South Kilburn New Deals for Communities (SKNDC) Board on 5th July 2004 with recommendations, copy of which is appended to these minutes.

The Planning Officer then outlined the key aspects of the framework which proposed a part redevelopment, part refurbishment approach to the regeneration of the SKNDC area, phased over a 13 year period. 1,534 of the existing properties would be demolished and rebuilt, an additional 1,419 private dwellings would be constructed for sale and 775 properties would be retained for refurbishment.

The ***Chair of the SKNDC Board, Tanya Samuel***, addressed the Committee. In her address she spoke in support of the Masterplan framework which in her view had been influenced by a majority of the residents who fully supported the framework. She urged members to endorse the Masterplan framework and thus ensure that the dreams of residents for new “Decent Homes” were realised.

In response to Members’ questions, Ms. Samuel said that it was the community’s decision to opt for a mix of private and affordable housing. She added that the properties in Allington Road would be refurbished subject to further discussion with the Council including the future of the temporary residents.

Members then discussed the report during which they expressed a view that the Masterplan framework was an excellent approach that would ensure the regeneration of the South Kilburn area and enhance the quality of life for the residents. Councillor Freeson however raised the following issues;

- a) Service station in Carlton Vale currently constituted a poor use of the site and enquired about any plans to make better use of that site
- b) There was a need for a coordinated approach to the provision of community facilities
- c) The need to marry the facilities at the post office in Malvern Road (currently standing in isolation) with other facilities within the area
- d) Better use of the site currently occupied by the OK Club.

In responding to these, the Planning Officer stated that the service station in Malvern Road would be redeveloped for retail use on ground floor and residential element above. On facilities, she said that a community hub would be created in the Peel Precinct area and additional facilities would be provided within each of the 4 neighbourhoods which make up South Kilburn. These would be located in clusters to allow for a synergy of uses, combined use of facilities and improved service for users and would be located near to proposed new areas of public open space. The post office would be relocated to the ground floor of a high quality landmark building. As it was a private land, the OK Club would be retained, although the owners have proposed minor extensions to it. She also informed members about the proposal for the Queens Park gyratory, including signalised junction at the Salusbury Road end and a bus lane. In conclusion, she said that in future the South Kilburn Masterplan would be a material consideration in determining planning applications for development in the area.

RESOLVED:

- (i) that the views of the Committee expressed above including that where possible, close coordination between services and facilities should be incorporated physically in the housing elements of the masterplan, be forwarded to the Executive for their consideration in agreeing the South Kilburn Masterplan (*appendix 1 to the report refers*) as the basis for the future regeneration of South Kilburn and as a material consideration in determining any future planning applications;
- (ii) that it be noted the Masterplan is to be used as the basis for the development of a supplementary planning guidance which will provide guidance for developers and be used by officers as a material consideration for assessing any planning application for the site.

3. Arrangements for Preparing Brent's Local Development Framework

The Committee had before them a report proposing a process for preparing Brent's Local Development Framework (LDF) which will eventually replace the recently adopted UDP as the development plan for the Borough. The report also set out a draft Local Development Scheme (LDS). The LDS is a detailed project plan showing the various documents which will comprise the LDF, and the timetable and procedures to be followed in producing them. The Executive on 12th July will be asked to agree the draft LDS as a basis for preparing Brent's LDS. The Government Office for London will be consulted on the draft and it will then be brought back to the Executive in October for final approval.

The Policy and Research Team Manager informed the Committee that the LDF will comprise a number of separate documents to replace the current UDP and with a number of processes to follow. The regulations however allow some flexibility for the Council in deciding which documents it wishes to produce earlier than others. He gave an indication of the timetable for submission the draft to the Government Office for London (GoL) and outlined the fundamental differences between the LDF and the UDP in response to members' questions. He added that it was proposed that new Supplementary Planning Documents to replace existing SPGs, detailed development control policies and 2 Area Action Plans be prepared.

Councillor Freeson expressed a view that other areas within the borough were long overdue for Area Action Plans and called for a report that recognised this need and formulated a policy to identify and address this need. In responding to this, the Policy and Research Team Manager stated that flexibility existed that allowed the Council to

look at other areas for developing Area Action Plans other than the Wembley and Park Royal areas. The Director of Planning cautioned Members to be realistic in setting their priorities for future Area Action Plans.

RESOLVED:-

that the proposed arrangements for preparing the Local Development Framework and the draft Local Development Scheme be noted and that the Executive be recommended to identify other areas within the borough for Area Action Plans

4. **Consultation Draft Planning Policy Statement 1 (PPS1): Creating Sustainable Communities – Council's Responses**

The Committee received a draft which is part of an ongoing review of Government Guidance and the production of Policy Statements, which are part of the process of ushering in a new planning regime, due to come into effect during September after the Planning and Compulsory Purchase Act 2004 receives its Commencement Order. This report provided a summary of the Draft PPS being consulted upon and sought approval for the response made. The draft as set out in the appendix to this report was submitted to the ODPM on 21st May 2004 to comply with the Government's deadline for receiving comments.

The Planning Officer, Lucinda Carter, gave an overview of the PPS1, its relationship with other policies and policy reviews and a summary of its key messages. She added that the PPS1 was built around the following 3 themes

- Sustainable development – the purpose of the planning system
- The spatial approach; and
- Community involvement in planning

Although the Council's response had been submitted, additional comments and amendments that the Committee wish to make would be passed on to the ODPM.

RESOLVED:-

that the responses as set out in appendix 1 to the report be agreed as the Council's formal response to the Government consultation.

5. **Any Other Urgent Business**

None raised at this meeting.

6. **Date of Next Meeting**

The next scheduled meeting of the Committee will take place on Wednesday, 21st July 2004 at 7.00 pm. The meeting will consider planning applications only. The site visit will take place on the preceding Saturday, 17th July 2004 at 9.30 am.

The meeting ended at 8.50 pm.

M CRIBBIN
Chair

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APPENDIX

Meeting: Special Board Meeting Recommendations Community Resource Centre 5th July 2004 6.00 – 9.30pm

The SKNDC Board approves the master plan framework document with the following recommendations

2.0 Recommendations

- 2.1.2 Agree the South Kilburn Master Plan framework as set out in Appendix 1
- 2.1.3 That members note the summary of the business plan ***however they will wish to see a full version of the Business Plan at its earliest convenience which will be tabled at the next Board meeting of 12 July 2004.***
- 2.1.4 That members note the changes arising from the completion of relevant Impact Assessment Studies (Appendix 5).
- 2.1.5 That members note the outcome of the fourth round ALMO application which was submitted on the 31st December 2003.
- 2.1.6 That members note the successful Single Regional Pot (SRP) application made in January 2004 to the London Housing Board, and the award of £9.850m (appendix 3).
- 2.1.7 That members note that ***the SKNDC and Brent Council*** will be seeking appropriate partners & consultants to deliver the SRP bid, noting the deadline for delivery of March 2006.
- 2.1.8 That members note that ***the SKNDC and Brent Council*** will be seeking appropriate partners to deliver the South Kilburn Master Plan framework.
- 2.1.9 That members note that a Compulsory Purchase process will be required to assist the delivery of the overall scheme.
- 2.1.10 That members note that as the need to produce a Masterplan is set out in Policy H7 of the Housing Chapter of the Councils Unitary Development Plan (adopted January 2004), the Masterplan would constitute a weighty material consideration in determining any future planning applications.
- 2.1.11 That members note the approximate timescale for further reports and the delivery options for the regeneration process.

In addition to the above the SKNDC Board made the following recommendations.

- The SKNDC Board in observing the delivery options outlined in the Brent Executive Papers of the 12th July for favours Option G, which would allow for the establishment of a community based Housing Association to be incorporated. In addition to this the SKNDC Board would want a guarantee that any surpluses achieved by the agreed delivery vehicle would be retained for the benefit of South Kilburn.

- That there should be a minimum of 20 units at the Business Incubation Unit within the plan.
- That the construction of the large whole community facilities (i.e. the Healthy Living Centre, Sports Facility and Adult Education Provision) are front end loaded into phase one or two.
- That a full scale business analysis and property plan which details their need and sustainability for all of the community facilities is undertaken by SKNDC and the Brent Council's Policy and Regeneration Unit.