

MINUTES OF THE PLANNING COMMITTEE
Tuesday, 26th October 2004 at 7.00 pm

PRESENT: Councillor Cribbin (Chair), and Councillors Chavda, Freeson, McGovern, Sengupta and Singh.

Apologies for absence were received from Councillors Harrod, Kansagra, H M Patel and Steel

Councillor R Harrod

The Chair informed the Committee that Councillor Harrod had had an accident as a result of which he had been admitted to hospital for treatment. Members were unanimous in expressing their wishes for his speedy recovery.

1. Declarations of Personal and Prejudicial Interests

None at this meeting

2. Minutes of the Meeting held on 23rd September 2004

RESOLVED:-

that the minutes of the meeting held on 23rd September 2004 be agreed as a true and accurate record.

3. Mayor of London: Draft Supplementary Planning Guidance Affordable Housing

The Committee had before them a report which set out the Mayor of London's Draft Supplementary Planning Guidance (SPG), intended to elaborate on the interpretation and implementation of the London Plan's affordable housing policies, and which considered the implications for the Borough's planning and housing strategies. The report also provided the detailed responses submitted by officers, on behalf of the Council, and the West London Housing Strategy (Directors Group) to the Mayor's consultation which concluded on 8th October 2004

The Assistant Planning Policy & Research Team Manager Michael Maguire informed the Committee that the draft SPG published by the Mayor of London in July for a 3 month consultation period did not permit officers to refer it to Committee before the end of the consultation period on 8/10/04. Hence, officers submitted a detailed response based on the Council's established Housing and Planning Strategies on affordable housing. Although he welcomed the Mayor's draft SPG on affordable housing as it reinforced the Council's policies, he outlined the following issues of concerns;

- a) Many of the issues in the draft SPG were too detailed and over prescriptive, and would best be left to the informed discretion of the Local Planning Authority
- b) The level of annual incomes for affordable housing of £27,500 based on the London average is in excess of the Brent average of £21,552
- c) The emphasis given that the availability of social housing grant will generally be a critical factor in determining the viability of a scheme

In conclusion Mr. Maguire said that the proposed Mayoral Affordable Housing SPG was to be generally welcomed and supported provided proper consideration was given to both the Council's and the West London Alliance's concerns as detailed in their respective submissions to the consultation

RESOLVED:-

- (i) that the Mayor's proposals and their implications for the Borough be noted;
- (ii) that the Council's Response to the Mayor's consultation (*appendix 1 to the report refers*) be approved;
- (iii) that any further representations be submitted by officers to the Mayor of London;
- (iv) that the response submitted by the West London Housing Strategy (Directors Group) on behalf of its member boroughs (*appendix 2 refers*) be noted.

4. **Towards Brent's Annual Development Monitoring Report**

The Committee received a report containing the Planning Service's ongoing work to produce Brent's first Annual Development Monitoring Report (ADMR), outlining its proposed contents and inviting Members' comments.

The Planning Policy & Research Team Manager Dave Carroll said that work to prepare the ADMR would focus on development trends evaluation and analysis. It would be readily accessible in both published and web based formats with particular emphasis on graphic information presentation. He drew attention to the diverse range of information being collected and evaluated for publication in the first ADMR in early 2005 as set out in the appendix to the report and invited Members to identify issues that they considered were not being satisfactorily monitored.

In discussing the report, members requested that the ADMR should also cover the needs of young people and disabled persons.

- (i) that the report be noted;
- (ii) that the needs of young people and disabled persons be also covered by the ADMR.

5. **Progress in Preparing Brent's Local Development Framework**

Members considered a report which provided an update on the process of preparing Brent's Local Development Framework (LDF). Because of concerns raised by the Planning Inspectorate regarding its ability to process the full range of Development Plan Documents, the report proposed that the number of Development Plan Documents prepared in the first three years be reduced from 5 to 3.

In introducing the report, the Planning Policy & Research Team Manager Dave Carroll stated that Brent would be preparing the following three Development Plan Documents; Core Strategy, a Suite of Development Control Policies and Site Specific Proposals. He proposed to delay the production of the remaining two Development Plan Documents: Area Action Plans for Park Royal and Wembley but would continue with specific area guidance in the form of Supplementary Planning Documents for areas and sites such as South Kilburn and Kilburn Square.

The Manager added that before the LDS could be finalised Brent officers would have further discussions with GOL and a Service Level Agreement with the Planning Inspectorate signed. With those in mind, a report will be taken to the 13th December Executive seeking approval for a revised Local Development Scheme. He sought Members' views on the proposal to produce 3 Development Plan Documents during the first 3 years of LDF preparation and to defer the preparation of Area Action Plans to a later date

Councillor Freeson requested that members should be updated about work on the Area Plans that had been deferred. The update should list all areas not just Park Royal and Wembley, identify relations with the objectives of Action Plans and how to link in with Neighbourhood Renewal Areas.

RESOLVED:-

That the proposal to produce 3 Development Plan Documents during the first 3 years of LDF preparation and to defer the preparation of two Area Action Plans to a later date be agreed.

6. **Any Other Urgent Business**

Councillor Freeson had given notice that he wished to draw attention to a number of policy matters that had been referred to this Committee for reports, including the following;

- i) Planning, Prioritising and Coordinating regeneration of Town Centre Areas
- ii) Challenging advertisement hoardings
- iii) Rationalising street furniture
- iv) Redundant public houses
- v) Other communal buildings including ex-cinema halls, clubs and churches
- vi) Early involvement of members in pre-application proposals and negotiations on major developments
- vii) Joint report on planning/transportation for the Willesden Sports Centre area

7. **Date of Next Meeting**

The next meeting of the Committee will take place on Thursday, 11th November 2004 at 7.00 pm. The meeting will consider planning applications only. The site visit will take place on the preceding Saturday, 6th November 2004 at 9.30 am.

The meeting ended at 8.45 pm.

M CRIBBIN
Chair

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