

MINUTES OF THE PLANNING COMMITTEE
Thursday, 3rd March 2005 at 7.00 pm

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

An apology for absence was received from Councillor Chavda.

Councillors V. Brown, Coughlin, Dromey, Hughes, Lyon, Moloney, R S Patel, Rands, Sattar-Butt and V K Shah attended the meeting.

1. Declarations of Personal and Prejudicial Interests

Cllr. Lorber declared a personal interest as a resident of Stapenhill Road.

The legal adviser informed the Committee that a declaration of interest had been made by the Environmental Health Officer in connection with item 3/02 relating to land rear of 26 & 27 Stapleford Road, Wembley in accordance with clause 13 of the Planning Code of Practice

2. Requests for Site Visits

None at the start of the meeting

3. Planning Applications

RESOLVED:-

that the Committee's decisions/observations on the following applications for planning permission under the Town and Country Planning Act 1990 (as amended), as set out in the decision column below, be adopted. The conditions for approval, the reasons for imposing them and the grounds for refusal are contained in the Report from the Director of Planning and in the supplementary information circulated at the meeting.

ITEM NO	APPLICATION NO	APPLICATION AND PROPOSED DEVELOPMENT
	(1)	(2)
		NORTHERN AREA
1/01	04/4127	23, 25 & 27 Draycott Avenue, Harrow, HA3
		Demolition of three existing buildings and erection of three-storey building, consisting of fourteen two-bedroom self-contained flats, plus provision of fourteen car parking bays, associated landscaping

OFFICER RECOMMENDATION: Refuse planning permission

DECISION: The application would have been refused by the Committee had it not been withdrawn

1/02 04/3877 Kenton Arms, 177-179 Kenton Road, Harrow, HA3 0EY

Change of ground floor use from one A3 (food & drink), unit to two A1 (retail) or A3 units, the extension at ground and upper floors level, and the refurbishment of those upper floors to accommodate a total of 8 flats (2 studios, 3 one-bed, 2 two-bed and 1 three-bed) plus erection of 6 new flats (4 one-bed and 2 two-bed) on the existing car park, along with new car parking, amenity space and access

OFFICER RECOMMENDATION: Refuse planning permission

DECISION: The application would have been refused by the Committee had it not been withdrawn

1/03 05/0116 Nursery, Chalkhill JMI School, Barnhill Road, Wembley, HA9 9YP

Demolition of existing nursery, erection of part single, part 2-storey building containing a new children's nursery including ancillary office accommodation and crèche

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Planning permission granted subject to conditions

1/04 04/3941 John Kelly Technology Colleges and Evans Business Centre, Crest Road, NW2

An outline planning application for mixed-use development re-providing education and B1, B2, B8 use; new school buildings for John Kelly Technology Colleges and new business comprising of D1, B1, B2, B8 unit to Dollis Hill industrial estate including alterations to car parking

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and satisfactory confirmation that the Education Service will make payment of a financial contribution of £75,000 to be used to improve off-site transport measures

The Northern Area Planning Manager clarified the number of existing pupils at the College and drew attention to the screening opinion attached to the supplementary information circulated at the meeting. He stated that the proposed siting and the massing of the building would not have a significant impact in terms of outlook on the nearby residential dwellings. On the issue of telecommunication masts, he said that a condition had been added to control future installation of telephone masts as set out in the supplementary information circulated at the meeting. He clarified issues about the initial and revised location plans and added that the Churchill House was intended for inclusion as part of the application site. He reiterated the recommendation for approval, drawing attention to amendments in conditions 1, 18 and 19 and an additional condition 26 as set out in the supplementary information circulated at the meeting.

Mr Peter Ellis stated that he was not against the principle of development however the proposal was too bold, controversial and did not contain information on the design statement. He added that disruption during demolition and noise nuisance from lorries would create unpredictable problems for the neighbours.

Mr Ashley Damarell, speaking on behalf of Evans Business Centre, urged Members to be minded to refuse the application on the grounds that the site was owned by his clients and not the applicant. He added that the Council had no funding for the proposed development:

Mrs Kathy Heaps, Head of John Kelly Girls' School, stated that there was a need for new building stock as the current stock was in poor condition. She urged Members to be minded to approve the application as there was a clear need for new buildings.

Ms Jane Lock-Smith, the applicants' architect, urged approval of the application adding that there would be measures to minimise disruption during rebuilding work.

In accordance with the provisions of the Code of Practice, Councillor Fox stated that he was a member of the Governing Body of John Kelly Boys' College and that he had spoken to residents and attended presentations by the architect. In commending the scheme to the Committee, he stated that funding will be made available in future for the proposal and that land ownership was not a planning consideration.

DECISION: Planning permission granted, subject to conditions, amended conditions 1, 18 and 19 as set out in the supplementary information and satisfactory confirmation that the Education Service will make payment of a financial contribution of £75,000 to be used to improve off-site transport measures

1/05 04/4058 85 Draycott Avenue, Harrow, HA3 0DD

Erection of a two-storey side, part single part two-storey rear extension, installation of rear dormer window, one front and two side roof-lights to dwellinghouse, alterations to front garden area to provide vehicular access and hardstanding with additional landscaping

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

Mr J Patel, the applicant, confirmed that the proposal was intended as would remain as a single family dwelling and not a hostel as alleged by some residents. As it complied with the Council's guidelines he urged the Committee for approval.

DECISION: Planning permission granted, subject to conditions

1/06 04/3807 42 Wykeham Hill, Wembley, HA9 9RZ

Demolition of garage and erection of single storey rear and two-storey side extension, installation of 2 front and 1 rear rooflights and rear dormer window to dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and informatives

DECISION: Planning permission granted, subject to conditions

SOUTHERN AREA

2/01 04/4120 1-30 (inc) Elmwood House, Harlesden Road, NW10

Demolition of existing two and three-storey building comprising 30 units of sheltered accommodation at ground and first floor levels and three one-bedroom units at second floor level

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

The Southern Area Planning Manager stated that the application complied with the Borough standards in terms of parking provision without having detrimental impact on pedestrian and highway safety. He added that the applicants' undertaking to provide a pedestrian access to the allotments between the existing Willow tree and the proposed play area as a replacement footpath would meet the needs of the adjoining allotment holders. In recommending approval subject to conditions and a Section 106 agreement, he drew Members' attention to a number of amended conditions in respect of conditions 6, 8, 9, 11 and an additional condition on details of access as set out in the supplementary information circulated at the meeting.

During Members' debate, Councillor Freeson expressed concern about the basis of policy responses to the demolition of sheltered housing schemes within the Borough. In responding to this, the Chair stated that changes in the way elderly persons were cared for had resulted in the review of sheltered housing accommodation. She added that prior to a review of any sheltered accommodation within the Borough discussions were held with Social Services, Housing and other agencies.

In response to Councillor Lorber's claim that the car parking provision was inadequate, the Head of Area Planning stated that on-street parking was itself not a sufficient reason to refuse the application. He added that the specifics for replacing this site were clear in the report.

DECISION: Planning permission granted, subject to conditions as amended in conditions 6, 8, 9, 11 and an additional condition on details of access as set out in the supplementary information.

2/02 04/4123 1-30 (inc) Elmwood House, Harlesden Road, NW10

Demolition of existing building, erection of part four-storey and part five-storey building with basement level parking, consisting of 38 flats – eight one bedroom flats, fourteen two-bedroom flats, twelve three-bedroom flats and four two-bedroom flats for disabled residents, associated landscaping

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and a Section 106 agreement

DECISION: Planning permission granted, subject to conditions, amended conditions 6, 8, 9, 11 and an additional condition on details of access as set out in the supplementary information and a Section 106 agreement

2/03 04/3740 Doyle Nursery School, College Road, NW10

Erection of a part 2-storey, part 3-storey building to provide 8 x 2-bedroom flats and 4 x 1-bedroom flats with associated car parking involving the demolition of the existing nursery building and the relocation of the electricity sub-station

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions, informatives and a Section 106 agreement

DECISION: Planning permission granted, subject to conditions and a Section 106 agreement

WESTERN AREA

3/01 04/3325 10 Normansmead, NW10 0QH

Erection of part single storey and two-storey side and single storey rear extension and provision for 2 off-street parking spaces in the front garden area of the dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and informatives

DECISION: Planning permission granted, subject to conditions and informatives.

3/02 05/0020 Land rear of 25 & 27 Stapleford Road, Queen Victoria Avenue, Wembley, HA0

Demolition of existing garage and erection of 2 storey two-bedroom dwellinghouse with 2 car parking spaces

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

The Western Area Planning Manager drew attention to the contents of the supplementary report that addressed the issues raised during the Committee's site visit. He added that additional representations received mainly referred to parking problems currently being experienced in the area and the loss of garages which were supposed to be used in conjunction with the two flats at No 27 Stapleford Road. These had been addressed out in the supplementary information circulated at the meeting.

Mr Butt raised objections to the proposed development on the following grounds:

- (i) over-development of the site;
- (ii) traffic problems;
- (iii) loss of green space and loss of use;
- (iv) detrimental impact of the development on the environment; and
- (v) loss of parking space.

Mr Patrick McLoughlin, the applicants' architect, stated that the proposal complied with the requirements of the Council and that it would make a positive contribution to the area. In his view, the proposal maintained a satisfactory relationship with other properties in the area without causing any detriment to the amenities of the area. He added that as two parking spaces had been provided there would be no significant demand for on-street parking.

In accordance with the provisions of the Code of Practice, Councillor Shah said that he had been approached by residents. He objected to the proposed development on grounds of loss of views and lighting, parking problems in Queen Victoria Avenue and as such contrary to the Council's Unitary Development policies.

Speaking in similar vein, Councillor Lorber stated that the applicant had in the past failed to maintain No 25 Stapleford Road. He urged refusal of the proposed development on grounds of loss of two on-street parking spaces and the neglect

DECISION: Grant planning permission, subject to conditions

3/03 04/2419 13th Willesden Scout Group, Morland Gardens, NW10 8DY

Demolition of existing scout hall, erection of part two-storey and three-storey building, consisting of 2 one-bedroom flats, 2 two-bedroom flats and 1 three-bedroom flat, bin storage area and 3 parking spaces with access off Morland Gardens

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions, an informative and a Section 106 agreement

The Western Area Planning Manager drew Members' attention to the contents of the supplementary report circulated at the meeting that clarified amongst others, the circumstances leading to an offer of £50,000 as part of the Section 106 agreement for the Scouts. He added that as alternative community facilities had been made available or proposed within Stonebridge, it was not appropriate to seek a contribution for the loss of community provisions under Policy CF3 in the UDP.

During Members' debate, Councillor Freeson expressed concern about the loss of community facilities and enquired as to whether a replacement facility could be provided. He added that a strategic consultation should have been carried out to ascertain the needs of the community.

In responding to this, the Head of Area Planning stated that the application met the wider needs of the area including scope for a contribution to the Scouts and he reiterated the recommendation for approval, subject to conditions and a Section 106 agreement as set out in the report.

DECISION: Planning permission granted, subject to conditions and a s106 agreement as set out in the supplementary information

3/04 04/3664 58 Pebworth Road, Harrow, HA1 3UE

Erection of part two-storey rear extension, removal of chimney stack, installation of replacement first floor window and re-siting of door in east side elevation, erection of pitched roof over two-storey side extension, replacement of garage door with window in conjunction with conversion of garage to habitable room, and installation of 1 front, 1 rear, 1 west side and 2 east side rooflights to form accommodation in roof space of dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

During debate, Councillor Kansagra moved an amendment for a site visit to assess the impact of the proposed development on the area.

DECISION: Deferred for a site visit.

3/05 04/3891 Shikotra, 24 Harrow Road, Wembley, HA9 6PG

Erection of single storey rear extension, installation of extract duct to rear of premises and use of ground floor retail shop as a hot food takeaway (Use Class A3)

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and informatives

DECISION: Planning permission granted, subject to conditions and informatives

3/06 04/3577 32 Stapenhill Road, Wembley, HA0 3JJ

Erection of single storey side and rear extension to dwellinghouse (as revised by drawings received on 11/02/05)

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions and an informative

DECISION: Planning permission granted, subject to conditions and an informative.

Note: *Cllr. Lorber declared a personal interest and did not take part in the discussion and voting*

3/07 01/2699 All Buildings and Playing Fields, Copland Community School, High Road, Wembley, HA9

Full planning application for demolition of existing school buildings and erection of mixed-use commercial, residential and educational development comprising:

- (i) 28–storey and part 4-, 5-, 6-, 7-, 8-, 9-, 10-storey residential block (323 self-contained flats) with basement-level health and fitness club (Class D2), ground floor level commercial (Class A1, A2 & A3) on High Road frontage and 270 two basement-level car parking spaces;
- (ii) 2 No part 5-, 7-, 8- & 9-storey residential blocks (128 self-contained units in total) of affordable housing to the rear of this block;
- (iii) 3-storey secondary school (including sports hall, swimming pool, performing arts and community hall uses);
- (iv) formation of new vehicular access to Wembley High Road;
- (v) construction of new, all-weather sports area;
- (vi) alterations to existing footpath routes;

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions, referral to the Mayor of London and the Government Office for London and a Section 106 agreement

The Western Area Planning Manager outlined the key elements of the proposed development which included the demolition of the existing school buildings and the erection of mixed use commercial, residential and educational development comprising 28 storey residential block with 270 two basement level car parking spaces. He added that changes had been negotiated with the applicants to ensure that the buildings would be set 53 metres away from the buildings in the Cecil Avenue area. The developers had also undertaken to construct the building in accordance with the construction code of practice to minimise disruption.

The proposed development balanced relevant planning policies including national, Brent Unitary Development policies and the London wide policies as set out in the report. He referred to the objections received from local residents and St Joseph's Primary School and officers' responses to the objections as set out in the supplementary information circulated at the meeting. These had resulted in amendments to condition Nos 29 and 31 and an additional condition as set out in the supplementary information circulated at the meeting.

In conclusion, the Planning Manager stated that the proposals represented a contemporary sustainable development solution on a site with good public transport access. It would maximise the development opportunity for the area and the town centre as a whole with regenerative aspects for Wembley in general. He added that the scheme would provide a long overdue state of the art educational facility for a high performing Brent school.

Mr Chris Ring whilst accepting the principle of the development, opposed the 28 storey tower block within a highly dense area. In his view, the five-year period for the development would lead to pollution, deprive local residents of their access to the playing field and could lead to an increase in social problems within the area. Mr Ring urged Members to be minded to refuse the application. In response to Members' questions, Mr Ring stated that genuine consultation had not been present and that the Council had reneged on its 2001 consultation that indicated a restriction on the development to a school without a residential element.

Mrs Jenny Campbell, representing St Joseph's Primary School, stated that the proposed development would adversely affect the primary school in terms of access to the playing field. She said that as the construction code of practice was not a legally binding agreement, she expressed doubts about the contractor's legal obligation to minimise noise nuisance. She stated that although she supported Copland Community School's wish to expand its premises, this should not be at the expense of St Joseph's Primary School. In responding to Members' questions, Mrs Campbell stated that negotiations with the school had not been resolved and urged the Committee to consider granting planning permission only after the conclusion of those negotiations.

Sir Alan Davies, the Headmaster of Copland Community School, stated that there had been 1,400 signatures in support of the proposed development. He referred to the school buildings which were currently in a poor condition with unsafe emergency heating, flooding from poor drainage and lack of drainage in the playing field. In addition, it would require at least £5m just to modernise the school. He added that on-going consultations and negotiations with St Joseph's Primary School had resulted in amendments to the scheme and that Copland Community School would share all facilities with the community and St Joseph's Primary School. To progress the negotiations, a user group of all local schools and representatives of local residents would be set up to monitor the proposed development. In responding to Members' questions, Sir Alan stated that the height of the proposed development had been changed in consultation with the Greater London Authority and the Office of the Mayor of London. He added that the residential aspect of the development would provide key worker and social housing units and that if the two blocks were dropped, the Mayor of London could block the entire development.

Mr Paul Henry, the applicants' agent, stated that the proposed development complied with the policies of the Council and the London Plan policies. He added that it would add a significant contribution to the regeneration of Wembley, create much needed housing units and recreational facilities for community use. In addition, there would be a new state of the art educational establishment within the Borough.

In response to Members' questions, Mr Henry stated that if the housing element of the application was dropped, the project would not be financially viable. Additionally, there was no flexibility on the percentage of affordable housing in excess of 33%.

In accordance with the provisions of the Planning Code of Practice, Councillor V Brown, the Ward Councillor, stated that she had attended meetings of the school in connection with this application. Although she accepted the principle of the development, she felt that there was no need for a 28-storey block which would pose a problem to the adjoining nine-storey block of Brent House. In her view, there had not been proper consultation with the residents whose sentiments on the application had been neglected.

In accordance with the provisions of the Code of Practice, Councillor Hughes stated that he had received representations from both objectors and supporters of the application and that he was a Governor of Copland Community School. He raised concerns on the application on grounds of loss of green space in Wembley, the size and scale of the development which could set a precedent for others.

In accordance with the provisions of the Code of Practice, Councillor Lyon stated that he had not been approached but that he had paid a visit to the school to discuss the application in his capacity as the Lead Member for Education. He stated his support for the proposed development in particular as it would provide facilities which would be shared with neighbouring schools and the community.

In responding to some of the issues raised, the Head of Area Planning stated that the proposed development would provide improved facilities which would be made available for community use. He added that the proposal needed to be assessed against the policies of the Council and that the scheme would not be appropriate without the affordable housing element. He also added that the main drivers of the scheme were the redevelopment of the school and regeneration of Wembley.

Members discussed this application during which Councillor Harrod expressed his support for the scheme. Councillor Lorber put forward an amendment for the refusal of the application for the following reasons:

- (i) that the proposal will not be in line with Council policy;
- (ii) it will be contrary to this Council in respect of its decision made in 2001 to preserve the playing fields;
- (iii) loss of substantial playing fields to the detriment of residents of Cecil Avenue;
- (iv) insufficient car parking spaces in the area for the development; and
- (v) the need for the plans to be redrawn and re-consulted on.

Councillor Freeson however expressed his support for the application subject to:

- (i) further negotiations continuing with all quarters of the Council including Dennis Jackson Centre to reduce the net loss of open spaces;
- (ii) pursuing vigorously negotiations for replacing lost open space.

The Head of Area Planning responded to the issues raised by Members and added that the proposed development would not set a precedent to future developments as each development would be considered on its own merits.

Members then voted on amendments in the names of Councillors Kansagra and Lorber both of which were declared LOST.

DECISION: Planning permission granted, subject to conditions, referral to the Mayor of London and the Government Office for London and a Section 106 agreement

5. Any Other Urgent Business

None

6. Date of Next Meeting

The next meeting of the Committee will take place on Wednesday, 16th March 2005 at 7.00 pm. The meeting will consider reports on planning policy issues only.

The meeting ended at 10.30 pm.

M CRIBBIN
Chair

Mins2004'05/Council/planning/pln3mrk