



Meeting: PLANNING COMMITTEE
Date: Wednesday, 16th November 2005
Time: 7.00 p.m.
**Venue: Committee Room 3, 2nd floor, Brent Town Hall,
Forty Lane, Wembley, HA9 9HD**

AGENDA

Membership:

Member	1st Alternate	2nd Alternate
CRIBBIN (C)	D. Long	Halder
HARROD (VC)	R S Patel	Thompson
ALLIE	Lorber	D Brown
FREESON	Shahzad	Sattar-Butt
J LONG	Kabir	Thomas
KANSAGRA	B M Patel	Van Colle
MCGOVERN	Fox	Moher
H M PATEL	Mrs Fernandes	O'Sullivan
SINGH	Beswick	Crane
SAYERS	H B Patel	R Colwill

**For further information contact:
Democratic Services Officer Joe Kwateng
020 8937 1354**

Email: joe.kwateng@brent.gov.uk

THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THE WHOLE OF THIS MEETING

PS. THERE WILL BE NO MEMBERS' BRIEFING FOR THIS MEETING.

**THIS COMMITTEE MEETING WILL NOT CONSIDER
ANY PLANNING OR OTHER APPLICATIONS**



Apologies for absence and clarification of alternate members.

1. **Declarations of Personal and Prejudicial Interests**

Members are invited to declare, at this stage of the meeting, any relevant financial or other interest in the items on this agenda.

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(1-4)

2. Report 5/05 from the Director of Planning

FOR ACTION

WARD: TOKYNGTON

**MARKS & SPENCERS, 492-498 HIGH ROAD WEMBLEY
– PLANNING STATEMENT**

This report seeks approval for a Planning Statement which was prepared by the Planning Service in August 2005. The statement sets out both partial and comprehensive approaches to the re-development of the site and provides guidance to the developers on the form of the development that the Council considers acceptable. The Planning Statement is intended to be informal only.

The appendix to the report has been numbered separately from the other reports

(5-10)

3. Report 6/05 from the Director of Planning

FOR ACTION

WEMBLEY CENTRAL WARD

WEMBLEY WEST END – PLANNING BRIEF

There is currently significant developer interest in the Curtis Lane Opportunity Site and neighbouring buildings within the High Road. This larger site is collectively known as Wembley West End. It is therefore proposed to bring forward planning and urban design guidance in the form of a Supplementary Planning Document for this site which will then feed into the overall SPD for Wembley Town Centre. Agreement to start work on this element of the overall SPD including early consultation on the SPD is therefore sought.



- (11-104) 4. Report 7/05 from the Director of Planning

FOR ACTION

WARD: STONEBRIDGE

GUINNESS SUPPLEMENTARY PLANNING DOCUMENT (SPD) & PLANNING POSITION STATEMENT

This report seeks approval for adoption for a Supplementary Planning Document (SPD) which has been prepared by the Planning Service in conjunction with interested parties following a period of consultation from 16th September 2005 to 14th October 2005. The SPD seeks to secure the prompt redevelopment of the site and provides guidance to potential developers on the form of the development that the Council considers acceptable. The SPD also sets out the planning justification for a Section 106 Agreement associated with any future planning application for the site.

Appendix 3 of the report has been numbered separately from the other reports.

- (105-114) 5. Report 8/05 from the Director of Planning

FOR ACTION

ALL WARDS

PLANNING OBLIGATIONS SPD

The ODPM have issued a revised Planning Obligations Circular 05/2005. This Circular obliges local authorities to set out the implications for planning obligations of topic-based Development Plan Documents policies (e.g. transport, open space etc.) in a Supplementary Document, based on the policies of the Circular. The Circular also encourages local planning authorities to adopt standard formulae and charges where possible.

A number of problems are currently being experienced in the use of planning obligations by Brent Council. Some of these problems can be addressed through adopting a standard formulae / charges approach.

A Planning Obligations Supplementary Planning Document for Brent will develop a standard charge approach where appropriate as an alternative to the current system of negotiating a unique set of planning obligations on a case by case basis.

The Local Development Scheme (LDS) currently identifies the need for the production on such an SPD to commence during summer 2006. However, the release of circular 05/2005 prompts the commencement of this work sooner than previously identified. Therefore, the LDS must be amended to reflect this.



- (115-122) 6. Report 9/05 from the Director of Planning

FOR ACTION

ALL WARDS

PLANNING POLICY GUIDANCE NOTE 3: HOUSING

This Report informs Members of the Government's further proposals to revise Planning Policy Guidance Note 3 (Housing Development), together with the proposed cancellation of Circular 6/98 (Affordable Housing), and considers their implications for the Borough's planning and housing strategies. The Report also provides the response submitted by Officers as the Council's submission to the Government's consultation.

- (123-130) 7. Report 10/05 from the Director of Planning

FOR INFORMATION

ALL WARDS

DRAFT ALTERATIONS TO THE LONDON PLAN: HOUSING PROVISION TARGETS

This Report informs Members of the Mayor of London's proposals to alter the London Plan's new housing target for Brent, from 13,500 additional homes between 1997– 2017, to 12,700 for the period 2007– 2017 and assesses the potential implications for the Borough's planning strategy. The Report also outlines the 2004 London Housing Capacity Study from which the proposed new housing target has been derived.

- (131- 174) 8. Report 11/05 from the Director of Planning

FOR ACTION

ALL WARDS

POPULATION GROWTH & NEW SCHOOL REQUIREMENTS IN THE BOROUGH

This report informs Members of the initial work being undertaken to assess the need for new school places as a result of current and future population and new housing growth. This has fed into some site allocations within the Local Development Framework (LDF). This report shows how different growth options currently being considered as part of the LDF Issues and Options stage, will require a differing number of new school places and will therefore have implications over sites required for new schools over the next 10-15 years



(175-188) 9. Report 12/05 from the Director of Planning

FOR ACTION

ALL WARDS

LOCAL DEVELOPMENT FRAMEWORK – ISSUES & OPTIONS UPDATE


In preparing the new Local Development Framework the Council is required to produce a Statement of Community Involvement as well as the Development Plan Documents which will form the new development plan and ultimately replace the UDP. This report informs Members of the stages reached in the preparation of these documents and likely revisions to the timetable that will be put to the Executive for approval in December.

6. **ANY OTHER URGENT BUSINESS**

Notice of items to be raised under this heading must be given in writing before the meeting to the Democratic Services Manager or his representative in accordance with Standing Order No. 65.

7. **Date of Next Meeting**

The next meeting of this Committee will take place on **Wednesday, 30th November 2005 at 7.00 pm**. That meeting will consider planning applications only. The site visit will take place on the preceding Saturday, 26th November 2005 at 9.30 a.m. when the coach leaves Brent House.

- **The Council Chamber and the Committee Rooms are accessible by lift**
- **We provide seats for members of the public on first come first served basis.**
- **Toilets (ladies/gents/disabled) are available on the 2nd floor, before the security doors)**
- **Refreshments are available on the 1st floor near the Assembly Hall (vending machine).**
- **There are public payphones in the foyer on the ground floor, opposite the Porters' Lodge.**
-  **Please remember to SWITCH OFF your mobile phone/pager during the meeting.**



EXTRACT OF THE PLANNING CODE OF PRACTICE

Purpose of this Code

The Planning Code of Practice has been adopted by Brent Council to regulate the performance of its planning function. Its major objectives are to guide Members and officers of the Council in dealing with planning related matters and to inform potential developers and the public generally of the standards adopted by the Council in the exercise of its planning powers. The Planning Code of Practice is in addition to the Brent Members Code of Conduct adopted by the Council under the provisions of the Local Government Act 2000. The provisions of this code are designed to ensure that planning decisions are taken on proper planning grounds, are applied in a consistent and open manner and that Members making such decisions are, and are perceived as being, accountable for those decisions. Extracts from the Code and the Standing Orders are reproduced below as a reminder of their content.

Accountability and Interests

4. If an approach is made to a Member of the Planning Committee from an applicant or agent or other interested party in relation to a particular planning application or any matter which may give rise to a planning application, the Member shall:
 - a) inform the person making such an approach that such matters should be addressed to officers or to Members who are not Members of the Planning Committee;
 - b) disclose the fact and nature of such an approach at any meeting of the Planning Committee where the planning application or matter in question is considered.
7. If the Chair decides to allow a non-member of the Committee to speak, the non-member shall state the reason for wishing to speak. Such a Member shall disclose the fact he/she has been in contact with the applicant, agent or interested party if this be the case.
8. When the circumstances of any elected Member are such that they have
 - (i) a personal interest in any planning application or other matter, then the Member, if present, shall declare a personal interest at any meeting where the particular application or other matter is considered, and if the interest is also a prejudicial interest shall withdraw from the room where the meeting is being held and not take part in the discussion or vote on the application or other matter.
11. If any Member of the Council requests a Site Visit, prior to the debate at Planning Committee, their name shall be recorded. They shall provide and a record kept of, their reason for the request and whether or not they have been approached concerning the application or other matter and if so, by whom.

Meetings of the Planning Committee

24. If the Planning Committee wishes to grant planning permission contrary to officers' recommendation the application shall be deferred to the next meeting of the Committee for further consideration. Following a resolution of "minded to grant contrary to the officers' recommendation", the Chair shall put to the meeting for approval a statement of why the officers recommendation for refusal should be overturned, which, when approved, shall then be formally recorded in the minutes. When a planning application has been deferred, following a resolution of "minded to grant contrary to the officers' recommendation", then at the subsequent meeting the responsible officer shall have the opportunity to respond both in a further written report and orally to the reasons formulated by the Committee for granting permission. If the Planning Committee is still of the same view, then it shall again consider its reasons for granting



permission, and a summary of the planning reasons for that decision shall be given, which reasons shall then be formally recorded in the Minutes of the meeting.

25. When the Planning Committee vote to refuse an application contrary to the recommendation of officers, the Chair shall put to the meeting for approval a statement of the planning reasons for refusal of the application, which if approved shall be entered into the Minutes of that meeting. Where the reason for refusal proposed by the Chair is not approved by the meeting, or where in the Chair's view it is not then possible to formulate planning reasons for refusal, the application shall be deferred for further consideration at the next meeting of the Committee. At the next meeting of the Committee the application shall be accompanied by a further written report from officers, in which the officers shall advise on possible planning reasons for refusal and the evidence that would be available to substantiate those reasons. If the Committee is still of the same view then it shall again consider its reasons for refusing permission which shall be recorded in the Minutes of the Meeting.
29. The Minutes of the Planning Committee shall record the names of those voting in favour, against or abstaining:
 - (i) on any resolution of "Minded to Grant or minded to refuse contrary to Officers Recommendation";
 - (ii) on any approval or refusal of an application referred to a subsequent meeting following such a resolution.

STANDING ORDER 62 SPEAKING RIGHTS OF THE PLANNING COMMITTEE

- (a) At meetings of the Planning Committee when reports are being considered on applications for planning permission any member of the public other than the applicant or his agent or representative who wishes to object to or support the grant of permission or support or oppose the imposition of conditions may do so for a maximum of 2 minutes. Where more than one person wishes to speak on the same application the Chair shall have the discretion to limit the number of speakers to no more than 2 people and in so doing will seek to give priority to occupiers nearest to the application site or representing a group of people or to one objector and one supporter if there are both. In addition (and after hearing any members of the public who wish to speak) the applicant (or one person on the applicant's behalf) may speak to the Committee for a maximum of 3 minutes. In respect of both members of the public and applicants the Chair and members of the sub-committee may ask them questions after they have spoken.
- (b) Persons wishing to speak to the Committee shall give notice to the Director of Committee and Member Services or his or her representatives prior to the commencement of the meeting. Normally such notice shall be given 24 hours before the commencement of the meeting. At the meeting the Chair shall call out the address of the application when it is reached and only if the applicant (or representative) and/or members of the public are present and then signify a desire to speak shall such persons be called to speak.
- (c) In the event that all persons present at the meeting who have indicated that they wish to speak on any matter under consideration indicate that they agree with the officers recommendations and if the members then indicate that they are minded to agree the officers recommendation in full without further debate the Chair may dispense with the calling member of the public to speak on that matter.

Agenda/planning policy



Dated: 09/11/05