

MINUTES OF THE PLANNING COMMITTEE
Wednesday, 11th January 2006 at 7.00 pm

PRESENT: Councillor Cribbin (Chair) Councillor Harrod (Vice Chair) and Councillors Allie, Freeson, Kansagra, J Long, H M Patel, Sayers and Singh.

Councillors Mrs N. Blackman, D Brown and R Colwill attended the meeting.

An apology for absence was given on behalf of Councillor McGovern.

1. Declarations of Personal and Prejudicial Interests

None

2. Minutes of Previous Meeting – 30th November 2005

RESOLVED:-

that the minutes of the meeting held on 30th November 2005 be received and approved as an accurate record.

3. Requests for Site Visits

None

4. 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
		NORTHERN AREA
1/01	04/4035	9 Lapstone Gardens, Harrow, HA3 0EB Retention of a single storey rear UPVC conservatory to dwellinghouse

OFFICER RECOMMENDATION: Refusal

The Assistant North Area Team Manager informed the Committee that the Council's Building Control Consultancy Services had no record of issuing building control consent for a conservatory at this address. In reiterating the recommendation for approval he added that enforcement action may have to be pursued to address the situation.

DECISION: Planning permission refused

1/02 05/2978 311 & 313 Preston Road, Harrow, HA3 0QQ

Outline planning application for the demolition of two existing semi-detached properties and the erection of a four-storey residential block with a basement car park with 14 car parking spaces and associated amenity space (matters to be determined: siting, design and access)

OFFICER RECOMMENDATION: Refusal

DECISION: Withdrawn

1/03 05/2817 7 Lapstone Gardens, Harrow, HA3 0DZ

Erection of a single storey side and rear conservatory, demolition of the existing garage and erection of a detached garage and a car port and timber gates to the dwellinghouse as amended by plans received on 13/12/05 and 22/12/05

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Planning permission granted, subject to conditions as amended in condition 4

1/04 05/3031 14 Valley Drive, NW9 9NP

Erection of two-storey side extension to dwellinghouse

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Planning permission granted, subject to conditions as amended in condition 5

SOUTHERN AREA

2/01 05/3135 56A Bathurst Gardens, NW10 5HY

Erection of rear dormer window, 2 front rooflights and single storey rear extension to self-contained flat

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Planning permission granted, subject to conditions as amended in condition 3

2/02 05/2625 Open Space and Play Area, Granville Road, NW6

Erection of 130 dwellings, comprising 39 one-bedroom, 52 two-bedroom, 26 three-bedroom, 13 four-bedroom flats and maisonettes; demolition and rebuilding of Tabot Community Centre and layout of temporary open space (as accompanied by Planning Design Statement dated 12/09/05)

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions, informatives, a Section 106 agreement and referral to the Office of the Deputy Prime Minister under Town & Country Planning (Development Plans and Consultations) (Departures) Directions 1999 as the site includes land owned by the local authority

The Head of Area Planning drew Members' attention to the contents of the supplementary information that set out legal advice on the application, mainly relating to amendments to conditions 6, 12 and 14 as set out in the report. He also added that the expiry of the consultation period had been revised due the press publication date.

Mr Peter Jones a supporter of the application stated that he did not wish to address the Committee but would be happy to answer any queries that arose.

During Members' discussion, Councillor Freeson expressed that the area was significantly deficient in open space provision and that the replacement of open space elsewhere within the Borough within a seven year period would be unsatisfactory. He also enquired about the location of the replacement open space within the area. Other Members echoed similar sentiments adding that there was a need for a clear indication of the location and size of the alternative open space.

The applicant's agent, Mr Michael Holmes, stated that the provision of open space was not part of the application to redevelop Granville Road Centre. He confirmed that the open space would be replaced and that there would be amendments to the masterplan in due course to reflect this.

In bringing the discussion to a close, Members requested that their concerns on the timeframe for the provision and the location of replacement open space be passed on to the South Kilburn New Deal for Communities (NDC). They also requested that a report be made to a Planning Committee meeting considering policy issues, on the whole public space issue.

DECISION: Agreed in principle subject to conditions(with amendments to proposed conditions 6,12 and 14), informatives and a Section 106 agreement or other legal agreement but delegate application to the Director of Planning/Head of Area Planning for his determination (taking into account any further representations received) and referral to the Office of the Deputy Prime Minister

WESTERN AREA

3/01 05/2568 214-218 Harrow Road, Wembley, HA9

Outline application for the erection of a three-storey building containing 10 one bedroom flats and provision of 4 covered car parking spaces in rear garden of dwellings and access via Victoria Court (matters for determination: siting, design, external appearance and means of access)

OFFICER RECOMMENDATION: Refusal

The West Area Planning Manager informed Members that the proposal would result in a reduction of the rear gardens for 214 and 218 Harrow Road to below the minimum of 50 square metres required under the provisions of the supplementary planning guidance note 17. This would therefore give rise to conditions detrimental to the amenities of the occupiers of those two properties and general amenities of the locality, an additional reason for refusal.

DECISION: Planning permission refused

3/02 05/0887 Demolished Texaco Garage, Watford Road, Wembley, HA0 3HF

Erection of three-storey building comprising of 6 two-bedroom self-contained flats, provision of 6 car parking spaces, bicycle storage, private shared amenity areas and formation of new vehicular access from Stilecroft Gardens (as accompanied by "Contamination Assessment" report: MAS-FL-124-01 Rev 01 dated 20/04/05 and "Proposed Remediation Scheme" report MAS -FL-125-1 Rev 01 dated 20/04/05 and revised plans and Design statement received on 31/10/05 and 24/11/05 and further email received on 16/11/05)

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

DECISION: Deferred for further consultation and a site visit, as set out in the Supplementary information.

3/03 05/2949 Land surrounding Wembley Stadium, Engineers Way, Wembley, HA9

Erection of an 8-storey building arranged around a central courtyard with basement comprising of 286 residential units (19 x three-bedroom flats, 100 x two-bedroom flats, 156 x one-bedroom flats and 11 x studio flats (of which 22 x two-bedroom flats and 64 x one-bedroom flats are for 'intermediate' housing, and 9 x three-bedroom flats, 23 x two-bedroom flats, 23 x one-bedroom flats are for 'social rent), inclusive of 8 x composite

residential business units, retail unit, an employment agency, and a crèche, with basement parking for 132 cars with access provided from Engineers Way and 286 cycle parking spaces with associated landscape works, on the corner of Empire Way and Engineers Way (Site of the former Bingo Hall) forming part of the Quintain Stage 1 permission (ref 03/3200) Plot W01

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

The West Area Planning Manager stated that the proposal which included 132 basement parking spaces for residential use only accorded with local and national guidance for maximum parking allowance. He also referred to a range of other measures to reduce car ownership which had been secured as part of the proposal and within the Section 106 legal agreement. He drew Members' attention to officers' responses to the list of objections raised by the Deputy Chair of Wembley Hill Residents' Association and as set out in the supplementary information circulated at the meeting. He also drew attention to a number of minor amendments to the wording and terminology of the conditions suggested by the Legal Services for the purposes of clarity. He recommended a further condition No 15 as set out in the supplementary information in the interests of visual amenity.

Mr Peter Corcoran, Deputy Chair of Wembley Hill Residents' Association, raised the following objections to the application:

- (i) excessively tall and large development for the site;
- (ii) the development would be located too close to the main road compared to neighbouring structures which were parallel to each other;
- (iii) the development would lead to an increase in traffic in the area;
- (iv) it would lead to a strain on public services and in particular GP surgeries and schools which were already over-stretched;
- (v) the arena which was a listed building would be dwarfed by the 8-storey proposed building;
- (vi) three red telephone kiosks which had been removed from the site as part of the proposal had listed building status.

In responding to these concerns, the Western Area Planning Manager referred to the contents of the supplementary report which addressed the issues raised by the objector.

Mr Mike Youkee, representing the applicants, stated that the proposed development had been developed in association with other partners including the Housing and Customer Care Department. He referred to the social housing aspect of the proposal which was for key workers only. In conclusion, he re-stated that the proposal complied with the design parameters set by the Council and urged Members for approval.

In responding to Members' questions, Mr Youkee stated that it would be impossible to provide 286 car parking spaces as this would be uneconomic. In terms of security, he added that there would be CCTV cameras throughout the block and that access to the block would be via a fob key.

In response to concerns about inadequate car parking provision, the Head of Area Planning stated that the outline planning application previously granted required up to 0.8 parking spaces it was not a specific requirement for 0.8 parking spaces and a lower provision could be considered. The application was approved subject to conditions and additional conditions as set out in the supplementary information on the Chair's casting vote.

DECISION: Planning permission granted, subject to conditions as amended in condition 11, additional 15 and an informative

3/04 05/2821 31 Marquis Close, Wembley, HA0 4HF

Erection of two-storey three bedroom dwellinghouse with basement and provision of frontage car parking area

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

Mr Solomon Rojohn, in objecting to the application, stated that the narrowness of Marquis Close would result in additional parking problems and access problems to Marquis Close for emergency vehicles. He also added that the development would lead to noise nuisance and posed health and safety risks to the neighbours in particular the children. He urged Members to refuse the application.

In accordance with the provisions of the Planning Code of Practice, Councillor D Brown stated that he had been approached by residents about this application. He stated that the proposed development would lead to an increase in parking problems and an unacceptable loss of parking spaces for the residents. Councillor Brown urged Members to be minded to refuse the application for the above reasons.

Councillor Allie echoed similar sentiments adding that the proposed development would lead to an obstruction to the free flow of traffic in Marquis Close. He urged that a car free development should be required.

In responding to the above, the West Area Planning Manager stated that planning permission had already been granted for the site with three parking spaces for the development. He added that parking provision for this type of dwelling would be satisfied by off-street parking space so it would be unlikely that parking problems on Marquis Close would be made worse.

DECISION: Planning permission granted, subject to conditions

3/05 05/2353 Palace of Arts and Industry, Engineers Way, Wembley, HA9

Use of the land for temporary parking for a period of three years from demolition of the western multi-storey car park associated with the Stage 1 Development Area, the new Wembley Stadium, Wembley Arena and Wembley Sunday Market

OFFICER RECOMMENDATION: Grant temporary permission for three years, subject to conditions and referral to the Mayor of London

The West Area Planning Manager drew Members' attention to a number of minor amendments as set out in the supplementary information circulated at the meeting.

Mr Phil Rankmore, Director of Highways and Transportation, in addressing the Committee stated that the parking facility was required to ease the flow of traffic on event days at the new Wembley Stadium. The development would proceed in accordance with the masterplan for the site. The applicant was required to have the presence of the Metropolitan Police officers to manage the flow of traffic in respect of arrivals at and departures from the new Wembley Stadium. The Police had confirmed that there were resourced to deal with that. He added that in order to protect and maintain pedestrian safety, Engineers Way would be closed on event days and thus restricting the use of the road. He recommended the temporary approval of the use of the land for a period of three years as set out in the report.

DECISION: Temporary planning permission granted for three years, subject to conditions as amended in conditions 1, 2, 4, 5, 6, 7, 9 the unnumbered condition following condition 4 and referral to the Mayor of London

3/06 05/2918 2B Second Avenue, Wembley, HA9 8QF

Conversion of the dwellinghouse into two self-contained, two-bedroom flats, removal of one and installation of four new side windows, alterations to the garage involving replacement of the garage door with a recessed door and window on the front elevation and provision of 2 bins and one car parking space on the frontage (as amended by revised plans received on 06/12/05)

OFFICER RECOMMENDATION: Grant planning permission, subject to conditions

DECISION: Planning permission granted, subject to conditions

3/07 05/2538 19 Holt Road, Wembley, HA0 3PY

Demolition of garage and porch and erection of open porch and part single storey and two-storey side/rear extension and single storey and first floor rear extensions to dwellinghouse (as amended by revised plans received on 03/10/05 and amended porch detail received by fax on 29/12/05)

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

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

3/08 05/2715 85 Pasture Road, Wembley, HA0 3JW

Conversion of garage into habitable room and external alterations to garage replacing existing garage door with a traditional style timber double doors with central opening and top glazing, erection of single storey side extension to dwellinghouse and alternations to front garden area to provide increased soft landscaped area and car parking provision in front of the existing side garage (as amended by plans received on 09/12/05

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

The West Area Planning Manager stated that the proposal which complied with the Sudbury Court Conservation Area design guide was considered to be a significant improvement on the current situation. In his view it would enhance the appearance of the property within the Sudbury Court Conservation Area. He referred to officers' responses to additional issues received from the Sudbury Court Residents' Association and as set out in the supplementary information.

Mr M White, in objecting to the application, stated that as the building line would be beyond the rear fence the proposal would significantly have an adverse impact on his property by way of encroachment. He added that the proposal would also destroy the character of the Sudbury Court Conservation Area.

The Planning Manager clarified that the amended plans appeared to deal with the issue but that encroachment in itself was a private rather than planning issue. The Head of Area Planning added that the plans appeared to accord with the design guideline and that it was not possible to impose a condition which defined the boundary. He suggested the addition of an informative to the applicant advising him of the need to build only on their land.

DECISION: Planning permission granted, subject to conditions as amended in condition 3 and informatives

SPECIAL ITEMS

5/01 Advertisement hoardings surrounding Apsley Way, North Circular Road

Review of action in the light of a recent approval on appeal of an advert display on the North Circular Road and the position on advert hoardings in neighbouring area of the site.

OFFICER RECOMMENDATION:

- (i) that enforcement action be authorised to secure the removal of the advertisement fronting the North Circular Road at 1 Apsley Way, NW2 7ST;
- (ii) that enforcement action be authorised to secure the removal of the gantry on the western flank wall of 934 North Circular Road and an application be invited to retain the related sign;
- (iii) that removal of the 2 advertisement hoardings at 924-926 North Circular Road be pursued.

The Assistant North Area Team Manager in responding to queries raised by Members during the site visit stated that the advertisement hoardings at the top of Dudden Hill Lane had been passed to the Council's enforcement team for further investigation. Although he was not able to provide confirmation that the metal railings located along the back edge of the pavement along No 1 Apsley Way had been approved he stated that this matter would be further investigated to ensure that the railings had the necessary consents. He clarified that the Head of Property and Asset Management had confirmed that the Council had sold its interests in this site (924 to 926 North Circular Road) in 2001.

During debate, Councillor Sayers expressed a view that the advertisement hoardings enhanced the appearance of the area which was largely an industrial site. He urged Members to be minded not to authorise the enforcement action.

DECISION:

- (i) authorised enforcement action to secure the removal of the advertisement fronting the North Circular Road at 1 Apsley Way, NW2 7ST;
- (ii) authorised enforcement action to secure the removal of the gantry on the western flank wall of 934 North Circular Road and invited an application to retain the related sign;
- (iii) authorised the removal of the 2 advertisement hoardings at 924-926 North Circular Road.

5/02 03/2744 Unauthorised erection of a 3-storey building comprising 10 self-contained flats at 76-78 Draycott Avenue, HA3

Development as built does not comply with Policies BE2, BE7 and BE9 of the Brent Unitary Development Plan and Supplementary Planning Guidance No 17

OFFICER RECOMMENDATION: Enforcement action be authorised to remedy the breach of Planning Control

The Assistant North Area Team Manager informed Members that the development which suffered from a lack of detailing and articulation incorporated a number of inappropriate features and materials. It had been set considerably forward of the building line and accordingly was detrimental to the character and appearance of the surrounding area. The bin store, due to its design and siting, was prejudicial to public safety. The development was therefore considered contrary to policies BE2, BE7 and BE9 of Brent's Unitary Development Plan and supplementary planning guidance note 17.

He added that a new planning application for the retention of the building in its present form had been received but this did not propose any changes to the development as constructed. The formal consultation period for the new application which would end on 31st January 2006 would therefore be considered at the next or subsequent Planning Committee meeting. He however reiterated the recommendation for enforcement action to remedy the breach of planning control.

Mr McLeod, the applicant's agent, stated that he felt that the applicant had not been given an opportunity to discuss the matter with officers and that the move to authorise enforcement action would be premature. He urged Members to delay this until after the new application had been re-assessed and considered by the Committee, including the scope for compromise or a 'middleway'. However, in response to Members questions, he accepted that the changes were significant, that no explanation as to why the development had been built without planning permission had been offered and that the recent receipt of the application was the only response by the applicant to the matter being formally raised with them.

In accordance with the provisions of the Planning Code of practice, Councillor Reg Colwill stated that he had been approached by objectors to the application. He referred to his submission circulated at the Committee which confirmed that the breach of planning control had taken place. He re-affirmed the need for the Planning Committee to ensure that developers carried out development in accordance with the permission granted.

DECISION: Authorised enforcement action to remedy the breach of Planning Control

5. **Planning Appeals**

Members were requested to note the information reports in the information bulletin circulated at the meeting.

In noting the appeals, Councillor Sayers requested that a copy of the decision notice for No 74 Hassop Road be sent to him when this was released.

RESOLVED:-

that the following be noted:-

- (i) Planning appeals received – 1st – 30th November 2005
- (ii) Enforcement appeals received – 1st – 30th November 2005
- (iii) Planning appeal decisions – 1st – 30th November 2005
- (iv) Enforcement appeal decisions – 1st – 30th November 2005
- (v) Selected planning appeal decisions – 1st – 30th November 2005
- (vi) Copies of Selected Appeal Decisions – 1st – 30th November 2005
- (vii) Selected Enforcement Appeal Decisions – 1st – 30th November 2005
- (viii) Copies of Selected Enforcement Appeals – 1st – 30th November 2005

7. **Date of Next Meeting**

The next scheduled meeting of the Committee to consider planning policy issues only will take place on Wednesday, 25th January 2006. The next meeting which will consider planning applications will take place on Wednesday, 1st February 2006 at 7.00 pm. The site visit for this meeting will take place on Saturday, 28th January 2006 at 9.30 am when the coach leaves from Brent House.

8. **Any Other Urgent Business**

None raised at this meeting.

The meeting ended at 9.15 pm

M CRIBBIN
Chair

Mins2005'06/Council/planning/pln11jal