

MINUTES OF THE PLANNING COMMITTEE
Wednesday, 25th January 2006 at 7.00 pm

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

Apologies for absence were given on behalf of Councillor Singh

1. Declarations of Personal and Prejudicial Interests

None at this meeting.

2. Response to HM Treasury Consultation on Planning Gain Supplement

The Treasury have released a consultation paper proposing a Planning Gain Supplement (PGS) in line with the Barker review on improving housing supply. This proposed replacing Section 106 agreements with an infrastructure levy or supplement that is set, collected and controlled by central government and is returned in part to local government to provide infrastructure needed as a result of new development. A draft response to such proposals is set out in the report now before the Committee that argues for greater local control over the imposition, collection and use of such a supplement.

The Head of Policy & Projects, Dave Carroll informed Members that the Planning Service had commenced working on proposals for introducing standard charges on s106 agreements to replace the current system of negotiations over separate items. The purpose of the proposals was to simplify and clarify procedures, save time and help give flexibility over expenditure. The proposals from the HM Treasury on Planning Gain Supplement based on the recommendation of the Barker Review cut across the Planning Service's own proposals. He outlined the main features of the consultation paper as set out in paragraph 3.2 of the report before members. The Head of Policy & Projects drew members' attention to the Council's draft responses highlighting the need to build the following into the proposals; for local control and management of the funds; better command of infrastructural costs; PGS should be related amount of development in the Borough and flexibility over how PGS should be spent.

In discussing the report, members expressed that there was a need for further thoughts on infrastructure investment and that a clear link be established between capital raised by the Treasury and the final amount to be disbursed to the local authority, thus ensuring that the significant sums collected were fed back to the Local Authority. It was also felt that the provision of affordable housing could be affected by a system that proposed to levy taxes on uplifting land values and recommended to the Executive to find a mechanism for developers to provide land required for necessary infrastructure or community provision in appropriate cases. Members also expressed a view for the receipts to be regionalised.

RESOLVED:-

that the proposed responses to HM Treasury on their consultation document on a Planning Gain Supplement, as the Council's formal response to the consultation paper, be endorsed to the Executive and that the Executive be recommended to add an additional comment asking whether some mechanism can be found for developers to provide land required for necessary infrastructure or community provision instead of, or in addition to payment of PGS (in appropriate cases)

3. **Consultation on the Government's Proposals for Additional Planning Powers and Responsibilities for the Mayor and Assembly**

This report now before the Committee outlined the options being put forward by Government in consulting upon proposed additional planning powers for the Mayor of London, and highlighted some of the key implications for planning in Brent. The Policy & Projects Manager Ken Hullock outlined the main features of the Mayor's proposals which included the following; to designate land for waste management and determine such applications; powers of direction over Borough Local Development Framework (LDF); to widen the range of and powers of direction over approval for strategic planning applications referred to him of which the mayor would be a signatory to s106 agreements and to undertake forward planning of schools and produce the London Education Strategy.

In noting the proposals members indicated their objection to such planning powers being taken away from them to the Mayor's office.

RESOLVED:-

that the proposals and their implications for giving the Mayor of London additional planning powers be noted.

4. **Draft Planning Policy Statement 3: Housing**

The Committee received a report informing them of the Government's consultation to replace Planning Policy Guidance Note 3: Housing and Circular 6/98 (Affordable Housing) with a new Planning Policy Statement and considering the potential implications for the Borough's planning and housing strategies. The Assistant Manager of Policy & Projects Michael Maguire stated that although the proposed PPS3 were to be welcomed, the Council had expressed substantial concerns detailed in its responses to the ODPM as set out in the appendix to the report

RESOLVED:-

- (i) that the Government's proposals and their implications for the Borough be noted;
- (ii) that the draft response to the Government's consultation (attached as appendix 1 to the report) be approved but that an additional comment be added asking whether some mechanism can be found for developers to provide land required for necessary infrastructure or community provision instead of, or in addition to, monetary payments.

5. London Plan Supplementary Planning Guidance: Housing

The Committee received a report informing them of the Mayor of London's Supplementary Planning Guidance (SPG): Housing, intended to elaborate the interpretation and implementation of the London Plan's housing strategy and policies, and considering the SPG'S implications for the Council's planning and housing strategies. The Council is required to have regard to the Mayor's guidance when determining planning applications. The Assistant Manager of Policy & Projects Michael Maguire outlined in some detail the key guidance of the SPG and their implications for the Council's land use strategy and planning policies, adding that the guidance should not impede the achievement of the Council's housing strategy in particular the Council's priority family housing needs.

RESOLVED:-

that the Mayor's Housing SPG and its implications for the Borough and in the determination of planning applications be noted.

6. Consultation on Planning Policy Statement 25: Development and Flood Risk

The Committee received a report providing them with a summary of the contents of the Government's consultation draft Planning Policy Statement 25 (PPS25) on Development and Flood Risk and setting out the officer comments which were proposed to be put to the ODPM. The report requested agreement to the representations being forwarded to the ODPM. The Policy & Projects Officer Mary-Ann Bye drew members' attention to the following main responses to the consultation; that the ODPM be asked to provide additional funding to meet the additional cost of SFRAs estimated between £15,000 and £25,000; the SFRAs should be paid for by the Environment Agency in the Brent area; in large areas such as Brent, the creation of sub-regional SFRAs similar to the old style River Catchment Plans would be more appropriate

RESOLVED:-

that the report be noted and that the representations set out in paragraph 3.12 and at appendix 2 to the report be agreed as the Council's formal response to the ODPM on PPS25

7. First Annual Monitoring Report

The Brent Annual Monitoring Report (AMR) 2004-2005 is a statutory document informing the Secretary of State of the Council's progress in preparing the Local Development Framework and outlining key development trends during 2004-2005. The AMR also reviewed development activity in 2004 -2005 and identified trends which may require a reconsideration of current land use strategies and planning policies through the new LDD and any required SPD. The Policy & Projects Officer Mary-Ann Bye drew members' attention to some of the most important highlights of last year's development activity outlined in Appendix 1 to the report. She added that particular attention had been given to its presentation, style, use of language and the graphical presentation of complex data thus enabling the public and stakeholders to understand the key issues of the AMR and allow them to mobilise their essential involvement in the preparation of the LDF.

RESOLVED:-

that the Brent Annual Monitoring report be noted.

8. Stonebridge Masterplan Third Review

The Committee received a report which contained the third and final review of the Stonebridge Masterplan. This process was envisaged with the original permission and Interim Masterplan in order to allow for progress to be monitored and appropriate reviews to reflect any necessary changes, circumstances or policy. The last review was considered at the Planning Committee on 7th February 2002.

The Director of Planning Chris Walker stated that it had proved necessary over time to review the original masterplan for Stonebridge to reflect changing policies and approaches. The final changes to the masterplan detailed in the report before members were intended to allow the completion of this important and complex regeneration project. Under the current review the development was expected to be completed by 2007 in 5 phases (due to funding restrictions), providing a total of 1,750 properties with 5,175 habitable rooms and a proposed density of 116 habitable rooms per acre. Chris Walker also took members through other aspects of the development as set out in the report

In the discussion that followed, members emphasised the need for community facilities to remain before the school buildings were demolished. The Director responded that no action would be taken on the school buildings without prior discussion and agreement of the governors. He added that the Royal Town Planning Institute had short listed the estate for an architectural award.

RESOLVED:-

that the Revised Masterplan in relation to the number of units, density, phasing and building heights set out in Section 3 be agreed.

9. **Any Other Urgent Business**

None raised at this meeting

10. **Date of Next Meeting**

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

The meeting ended at 9.15 pm

M CRIBBIN
Chair

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