

MINUTES OF THE PLANNING COMMITTEE
Thursday, 5th October 2006 at 7.00 pm

PRESENT: Councillor Kansagra (Chair), Councillor Singh (Vice-Chair) and Councillors Dunwell, Hashmi, Hirani, J Long, R Moher and H M Patel

1. Declarations of Personal and Prejudicial Interests

Councillor J Long declared a prejudicial interest in item 4 as a director of Fortunegate Housing Association, and withdrew from the meeting for this item.

2. Minutes of the previous meeting held on 5th September 2006

RESOLVED:-

that minutes of the meeting held on 5th September 2006 be agreed as a true and accurate record.

3. Local Development Framework – Core Strategy Preferred Options

This report presented a revised draft Core Strategy, a key document of the new Local Development Framework (LDF). The Council was required to consult with the local community on its 'Preferred Options' for the Core Strategy. The preferred options for the Core Strategy have been drawn up after a round of public consultation in September/October 2005 and the options and the alternative options have been subject to Sustainability Appraisal. The report sought the Planning Committee's views on the Core Strategy which was to be considered by the Executive on October 9th.

In his introduction, the Planning Policy & Projects Manager, Ken Hullock, stated that the LDF Core Strategy must reflect and incorporate national, regional planning policies and conform to the Mayor's London Plan. Its key objectives were to show how the authority could manage housing growth for its regenerative benefits whilst limiting the undesirable impacts that would result from such growth. He added that since the last meeting, the report had been re-appraised to take into account comments and suggestions received which had been highlighted in the relevant parts of the report. The appendix to the report set out the alternatives that had been suggested and the reasons for not accepting them. Officers would prepare a timetable for consultation in 2007 after agreement from the Executive which would be put to the Secretary of State for approval.

Members discussed the report during which Councillor Dunwell submitted a long list of amendments which were individually put to the Committee and were not accepted. The Committee however agreed the amendments to the report as set out in (ii) below to be recommended to the Executive for their consideration

RESOLVED

- (i) that the Executive be recommended to agree the draft Core Strategy Preferred Options for public consultation subject to the points below.
- (ii) that the following comments on, or suggested amendments to, the draft Core Strategy as set out below be put to the Executive for consideration.

Page 5, paragraph 1.0.6:- add “general” before “conformity” in final sentence.

Page 18, CP SS1, 3rd bullet point:- Re-instate wording “with particular emphasis on the improvement of bus services” so that it reads “Alongside growth will be the improvement of transport modes, mainly stations and bus/rail interchanges, improvement of travel corridors around and linking growth areas, with particular emphasis on the improvement of bus services, and improvement of walking and cycling.”

Page31, CP UD2, point c.:- delete “within Brent”

Page 58, paragraph 9.1.26:- add “and public transport” between “road” and “network” in first sentence.

Page 63, CP TC1:- add “new” after “Major” and add “sequentially preferable” between “no” and “sites” in second sentence so that it reads “Major new retail or leisure development will only be permitted in other town centres or edge-of-centre locations, if it can be demonstrated that no sequentially preferable sites are available in Wembley, and the preferred location order set out in policies CP TC2 & TC3 is followed”.

Page 72, CP CF1:- add “the visual and performing arts, music and drama” after “opportunities for”.

4. **Church End Regeneration Consultation**

Councillor J Long declared a prejudicial interest as a director of Fortunegate Housing Association, left the meeting room and did not take part in the discussion or voting on this report.

This report informed members of the forthcoming consultation on the regeneration of Church End that the Planning Services intend to undertake during October 2006. The proposals focussed around 5 main sites on the roundabout in Church End local centre (location map attached at appendix 1 to the report) and were based on the principles contained within the reports agreed by the Council’s Executive Committee on 12th April 2005 and by the Planning Committee on 16th March 2005.

The Head of Policy & Projects outlined the following proposed developments in the 5 main sites that would assist in the achievement of the aims and visions for the Church End area;

Mayo Road (Site A)

The Council was working with St Mary's School and Fortunegate to develop a scheme of mainly family housing on the underused and unattractive open space at Mayo Road which would help pay for the construction of a Multi Use Games Area (MUGA) adjacent to the school on part of the old cemetery land and a new park also on old cemetery land. The school supported the relocation of the MUGA.

New Park at St Marys (Site B)

The development proposal which would create a new park at the heart of Church End would greatly improve the security of the area and provide much needed amenity space for residents and visitors alike.

Redevelopment of Church End Local Centre & Car Park (Site F)

This site, planned to be one of the first sites to be developed, would include new housing, new public space for the re-location of the market (from its current temporary location on the car park) and new shops at ground floor level.

Asiatic Carpets Warehouse (Site D)

Mixed use development would be supported on this site, creating new industrial/business units facing the existing industrial units to the east of the site, with residential development using the rest of the site.

Ebony Court & Vicarage (Site C)

This site is considered suitable for family housing to the north and for mainly flats to the south of the site nearer to the roundabout. The vicarage would be moved to land adjacent to St Mary's Church thus making available a significant sized development site.

He referred to the £2 million GAF funding secured from the DCLG to be spent on improving public transport, an instrumental part of achieving the regeneration objectives for the area. The use of the funds were proposed as follows; improved public transport links; better use of the road space – narrowing the dual carriage way road and roundabout to make more space for pedestrians and a larger development site at Church Road car park (site F); improved pedestrian and cycle facilities; new crossing facilities and new high quality footways and cycleways; new on-street parking on both Church Road and High Road with set back bays for parking; trees planting on Church Road.

As the funds were to be spent by 2008, officers would commence public consultation including sending out the leaflets and questionnaires during October 2006, an exhibition at Fortunegate's Offices on 14th and 16th October and a public meeting on the evening of 17th October in the new community centre in Church End. In addition officers would make presentations on the regeneration proposals at both the Harlesden Area Consultative Forum (ACF) on 3rd

October and at Willesden ACF on 10th October. The final proposals would be reported to the Council's Executive meeting on the 13th November 2006.

RESOLVED:-

- (i) that the progress on the proposals within the Church End regeneration area be noted and that the regeneration approach outlined in the report to Executive be supported;
- (ii) that the proposals for highways improvements be supported.

5. **Queens Park Station Area Supplementary Planning Document**

This report provided an update on the progress of the Queens Park Station Area Supplementary Planning Document (SPD) and sought comments on the draft SPD attached. The Supplementary Planning Document would be put to the Executive Committee on November 13th for approval to consult on the final draft of the SPD and the accompanying draft Sustainability Appraisal (SA). A draft Consultation Statement was also being produced and would be available with the SPD and SA.

The Head of Policy & Projects informed the Committee that following the withdrawal of the application by Genesis Housing for a 26-storey building in the area, the Council set up a Stakeholder Group and a Forum (made up of local residents, LBB planning officers and Genesis Housing Association (the former applicant). Its remit was to discuss the development options for the site, with particular focus on the layout of the site including the road layout, the height of the potential scheme and the options for the massing and design of the site. It has met three times earlier this year and its work had resulted in a preferred layout for the site, which is reflected in the draft SPD attached at Appendix 1. He passed round the model illustrating the work carried by the group incorporating a courtyard development which was supported by majority of the people in the area.

In response to Councillor Cummins' suggestion for the SKNDC scheme to include the station, the Head of Policy & Projects submitted that Railtrack were not keen about. He hoped for a better dialogue with TfL which would soon take over the ownership of the land.

The Head of Policy & Projects clarified that it was not in fact proposed that development on the site be "car free" and accordingly reference to this in paragraph 3.18 should be treated as deleted.

RESOLVED:-

that the progress of the draft SPD be noted and the draft for public consultation be supported to the Executive.

6. PROPOSED ADDITIONAL PLANNING POWERS FOR THE MAYOR OF LONDON: CONSULTATION

This report informed Members of the Government's proposals to give the Mayor of London increased planning powers, which would effectively reduce the Council's current plan making and planning control remits. The report also provided for Members' consideration, a draft response to the Government's consultation on how these proposed new powers should be implemented.

The Policy Officer Michael Maguire informed the Committee that some of the proposals would reduce the Council's plan making determination of planning applications. In terms of Brent, the discretionary powers given to the Mayor to determine applications of strategic importance would have enabled him personally to determine planning applications for Wembley National Stadium and the Quintain development, leading to a significant erosion of local democracy and loss of influence in determining key developments within the Borough. He gave an outline of the proposals and officers assessments on referral thresholds, waste management, metropolitan open land and the policy to take over strategic applications. The Council's draft response on the implications of the proposals, attached to the report as appendix 1, had been sent to the Department for Communities and Local Government (DCLG).

In welcoming the draft response, members requested that copies be sent to all Councillors and the Mayor of London

RESOLVED:-

- (i) that the proposed additional Mayoral planning powers and their implications for the Borough be noted; and
- (ii) that the draft response (attached as Appendix 1) as the proposed Council's response to the Government's consultation be agreed;
- (iii) that copies of the draft response be sent to all Councillors and the Mayor of London

7. DRAFT EARLY ALTERATIONS TO THE LONDON PLAN: EXAMINATION IN PUBLIC PANEL REPORT

This report informed Members of the outcome of the Examination into the Mayor of London's Government's proposals to amend the housing provision targets and waste management strategy of the London Plan and their implications for the Borough, particularly in respect of the preparation of the Local Development Framework (LDF).

Michael Maguire, Planning Policy Officer submitted that as a result of the number of objections received during the consultation on the Mayor's proposed changes to the London Capacity Study, the

Secretary of State convened an Examination in Public which considered the key issues in June 2006. Officers' initial scrutiny of the panel report, published on 20th September 2006, identified key Panel findings which had specific implications for the Borough and particularly the Council's plan making and planning control functions.

RESOLVED:-

that the report be noted.

8. Date of Next Meeting

The next meeting of the Committee will take place on Tuesday, 10th October 2006 at 7.00 pm. The site visit for this meeting will take place on Saturday, 7th October 2006 at 9.30 am when the coach leaves from Brent House.

The meeting ended at 10.00 pm.

S KANSAGRA
Chair