

**MINUTES OF THE PLANNING COMMITTEE**  
**Wednesday, 9<sup>th</sup> May 2007 at 7.00 pm**

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

Apologies for absence were received on behalf of Councillor Anwar.

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

None

**2. Local Development Framework (LDF) – Development Policies Preferred Options and Site Specific Allocations**

This report presented the proposed draft Development Policies Preferred Options document for consideration as part of Brent's new LDF. The document, which would ultimately replace much of the Unitary Development Plan (UDP), followed on from and reflected the spatial strategy set out in the Brent's draft Core Strategy. The Policy Team Manager informed the Committee that as with the Core Strategy and Site Specific Allocations documents, the Development Policies Preferred Options had been drawn up after public consultation. He added that since the Site Allocations document was approved by the Executive, 3 additional sites in Neasden and Harlesden Town Centres which had the potential for redevelopment to boost the centres had been added. A further site proposed by the land owners for the site at Lyon Industrial Estate within Staples Corner Strategic Employment Area to be redeveloped for mixed use, including housing, was not considered acceptable as it was appropriate to retain for employment use. The report gave reasons why officers considered that this site should not be retained for employment use. He gave a summary of the main changes as set out in the report.

Members noted that policies on determining planning applications for waste management facilities had not been included. This was because the borough, together with the 5 other West London Waste boroughs, were producing a joint Waste DPD dealing with waste planning matters which would include policies for determining planning applications as well as allocating sites for waste management purposes.

The Policy Team Manager proposed that the formal public consultation on both the Site Specific Allocations and the Development Policies would begin on 13<sup>th</sup> June 2007 and would last for 6 weeks until 25<sup>th</sup> July 2007. He anticipated that at least one public workshop would be held and that presentations would be made to Area Consultative Forums that would take place within the consultation period. After taking views expressed into account, both the Core Strategy and Site Specific Allocations DPDs would be amended accordingly and then submitted to the Secretary of State in October 2007. This would allow for another statutory 6 week deposit period to be completed before the end of the year. The two documents would then be considered at an

Examination in Public conducted by an independent Inspector commencing in March or April 2008. Providing the documents are found to be 'sound' by the Inspector then it is expected that they can be adopted early in 2009.

In welcoming the report, Members accepted officers' reasons for including in the Site Allocations the 3 additional sites in Harlesden Plaza and Neasden Lane areas which were introduced after the issues and options stage and the reasons for excluding the site at Lyon Industrial Estate, Staples Corner. The Committee then had a detailed discussion on the respective policies in the report during which officers clarified with reasons why some of the amendments suggested could not be incorporated. During consideration of the policy on culture, leisure and tourism, Councillor Dunwell, Chair of Tourism Task Group suggested a deferral until after the task group had concluded its report. This was put to the vote and declared lost. The Committee however recommended amendments to the Executive for their consideration in respect of the policies set out below (ii).

#### RECOMMENDED:-

- (i) that the draft Development Policies Preferred Options be recommended to the Executive for public consultation;
- (ii) that the following comments and suggested amendments to the draft Development Policies document be put to the Executive for their consideration;
  - a) Appendices to Policy TRN 2: Heavily Parked Streets  
The streets should be clearly identified to indicate which ones were situated within a controlled parking zone (CPZ) area.
  - b) Policy DP H11: Non self contained accommodation  
Supporting text to be expanded to elaborate the operation of the Council's HMO registration scheme.
  - c) DP OD 1: Open Space & Outdoor Recreation  
Melrose Gardens and Sherborne Gardens NW9 be added to the list of spaces to be protected and enhanced for the enjoyment of residents and visitors.
  - d) DP H3: Sub Division of Houses and Flat Conversions (a)  
the words "original and unextended" be set out in bold italics and an explanatory note added to lend clarity.
  - e) DP H14: Requirement for Affordable Housing  
The threshold for all new self contained housing development that will be required to provide reasonable proportion of affordable units be increased from 10 to 15.
  - f) DC TRN5: Highway Design and Forming an Access to a Road

Delete all words after “one on-street space” in paragraph 3.

- g) DC TRN9: Parking in Town Centres  
Final sentence of policy needs clarification.
- h) Delete all words after “be increased” in paragraph 3.29.
- i) PS7: Residential Institutions (C2)  
Delete the sentence “Visitor parking is discouraged but may be considered in areas where public transport accessibility is low” in paragraph 3.63.
- j) PS8: Maximum Residential car parking Standards (C3)  
Parking spaces for 2 bed room units under housing type PTAL 1-3 be increased from 1 to 1.2 and to make that clear, a further column be created.
- k) PS2 maximum Retail A1 Parking  
The Committee expressed reservations about the policy on maximum standards and requested the Executive to reconsider the maximum parking standards set out in the policy.
- l) DP UD2 Trees Protection and Promotion  
The reference to Protected Trees should refer to ‘defined’ trees in Conservation Areas because small trees outside the definition would not be protected
- m) DP CLT2 Archaeological Sites & Monuments  
“The remains of Kilburn Priory” be added to the list of monuments.

### 3. **Date of Next Meeting**

The next meeting of the Committee will take place on Thursday, 31<sup>st</sup> May 2007 at 7.00 pm. The site visit for this meeting will take place on Saturday, 26<sup>th</sup> May 2006 at 9.30 am when the coach leaves from Brent House.

The meeting ended at 10.45pm.

S KANSAGRA  
Chair

Note:

*At 9.35 pm the meeting was adjourned for 5 minutes.*

*At 10.30 pm Members voted to disapply the guillotine procedure to enable the whole of the report to be considered.*