



Supplementary Planning Committee

Wednesday 8 June 2016 at 7.00 pm

Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Marquis (Chair)
Agha (Vice-Chair)
Hylton
Long
Maurice
Moher
J Mitchell Murray
Pitruzzella

Substitute Members

Councillors:

A Choudry, Colacicco, Daly, Ezeajughi, Hoda-Benn, Kabir, Khan and Naheerathan

Councillors

Colwill and Kansagra

For further information contact: Joe Kwateng, Democratic Services Officer
020 8937 1354; joe.kwateng@brent.gov.uk

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democracy.brent.gov.uk

The press and public are welcome to attend this meeting

All Members' are reminded to attend the briefing session which will take place at 6.00pm in Boardrooms 7 and 8

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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8. 1A-C, 3, 5A-D Deerhurst Road and Shree Swaminarayan Temple, 220-222 Willesden Lane, Willesden, London, NW2 (Ref.15/4998)	Brondesbury Park	7 - 8
9. 76 Burnley Road, London, NW10 1EJ (Ref. 16/0857)	Dudden Hill	9 - 10

Agenda Item 03

**Supplementary Information
 Planning Committee on 8 June, 2016**

Case No. 15/3639

Location All Units, Watling Gate, Edgware Road, Kingsbury, London, NW9 6NB
 Description Demolition of existing four storey building used as offices (Use class B1) and adult learning centre (Use class D1) and erection of part 5, 6 and 7 storey building providing 43 residential units (21 x 1bed, 12 x 2bed and 10 x 3bed) and office space (Use class B1) on the ground floor with associated basement level car parking, cycle parking spaces, alterations to existing vehicular crossover, landscaping and amenity space

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Queries from the Planning Committee

Current level of occupation within Watling Gate

According to the business rates records 13 businesses are registered as occupying 18 of the 21 units within Watling Gate. The remaining 3 units are registered as being unoccupied, accounting for 14% of the units.

The applicant has also provided the following information on the current levels of occupation. This appears to differ to some degree from the Council's business rates information:

Unit 5	Let out lease expiring March 2018
Unit 4	
3rd Floor	Moving out 30.06.2016 Lease expired
2nd Floor	Moving out 30.06.2016 Lease expired
1st Floor	Floor split into 2 offices rented on yearly licenses
Ground Floor	Let to one tenant
Unit 3	Vacant
Unit 2	
2nd Floor	Vacant
1st Floor	Split into 3 offices. 2 empty and 1 let on yearly license
Ground Floor	Split into 4 offices. 1 empty and 3 let on yearly licenses
Unit 1	
2nd Floor	Split into 3 classrooms all let on yearly licenses
1st Floor	Split into 3 classrooms 2 let on yearly licenses and 1 empty
Ground Floor	Split into 4 classrooms 2 let on yearly licenses and 2 empty

As specified in the main report, officers consider that the applicant has not demonstrated that there is no reasonable prospect of the site being used for employment purposes and the most recent Employment Land Demand Study identified a net additional demand for B1a floorspace in Brent.

Recommendation: Remains refusal for the reasons as set out within the draft decision notice after paragraph 83 of the main committee report.

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Agenda Item 04

Supplementary Information Planning Committee on 8 June, 2016

Case No. 15/0287

Location	163 Preston Hill, Harrow, HA3 9UZ
Description	Demolition of existing building and erection of a 2 storey building with a basement level to provide 4 self-contained flats (1 x one bedroom units, 2 x two bedroom units and 1 x three bedroom unit) to include alteration to existing and creation of an additional vehicular crossover off Kinch Grove, car and cycle parking spaces, provision for waste and recycling, fencing and associated landscaping (as per revised plans received on 24 April 2016).

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Query from Members of the Planning Committee

Members queried the location of residents who objected to the planning application Your officers can advise that the objectors reside in Kinch Grove, Preston Hill and Magnolia Court, including both adjoining occupiers.

Additional neighbour comments

Additional comments have been received from 17 Kinch Grove following the consultation on the revised plans. The following matters were raised:

- Kinch Grove is a narrow road that can not accommodate extra parking.
- Insufficient off-street parking provision, resulting in overspill parking
- Construction lorries will block access to Kinch Grove or park on Preston Hill restricting views into and out of Kinch Grove

Your officers can advise that parking consideration have already been considered within the main committee report within paragraphs 25 to 32. A construction management plan is recommended to be conditioned to any forthcoming consent (refer to condition 6 within the draft decision notice).

Recommendation: Remains approval subject to conditions as set out after paragraph 43 of the main committee report.

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Agenda Item 06

Supplementary Information Planning Committee on 8 June, 2016

Case No. 15/2061

Location	2 Atlip Road, Wembley, HA0 4LU
Description	Proposed demolition of existing former retail warehouse building and erection of development comprising a part 3 storey to part 10 storey building of 99 residential units (4 x studio, 31 x one-bedroom, 51 x two-bedroom and 13 x three-bedroom units).with associated cycle parking, x13 no. disabled only parking spaces at basement level with, x2 car club only spaces and new vehicle accesses off Atlip Road and associated landscaping (as amended).

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Members have sought further clarification on the following matters;

Location of the affordable units

All of the affordable units (23 in total) are located within Block B, which is the southern most part of the building, part 5 storeys stepping up to 8 storeys fronting Atlip Road. The affordable and private sale units will each have their own dedicated entrance fronting Atlip Road and these entrances both will have the same appearance and they both front Atlip Road.

CPZ contribution

Transportation have identified a need for a contribution of £50,000 towards future extensions of existing Controlled Parking Zone "E". Transportation considers this to be sufficient to cover the public consultation and physical implementation costs of introducing a CPZ extension in the Sunleigh Road / Woodside Avenue areas, aswell as average permit costs for a 5 year period. This contribution will be secured through the s106 agreement.

Recommendation: Remains approval, subject to completion of a satisfactory s106 legal agreement.

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Agenda Item 08

Supplementary Information Planning Committee on 8 June, 2016

Case No. 15/4998

Location	1A-C, 3, 5A-D Deerhurst Road and Shree Swaminarayan Temple, 220-222 Willesden Lane, Willesden, London, NW2
Description	Erection of a three storey rear extension to the temple, and demolition of Nos 1, 3 and 5 Deerhurst Rd and erection of two 2 storey buildings with converted loft space providing a 14 bed care home and 5 self-contained flats (1 x 1bed, 1 x 2bed, 2 x 3bed and 1 x 4bed) with associated two storey basement level car and cycle parking and landscaping

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Members visited the site on Monday 6 June 2016 at 6pm and viewed the site from Deerhurst Road, Willesden Lane, Yates Court and within the site itself.

The application is removed from the Planning Committee agenda for 6 June 2016 and rescheduled for the next Planning Committee on 5 July 2016. This is because of difficulties in printing individual letters notifying people of the date of the Committee meeting so that approximately half of representees have not received letters.

Whilst the Council has complied with its statutory duties as required by the Local Government Act 1972 around publicising a public meeting and the individual notifications are above and beyond those duties, officers felt that since some letters have been sent and some have not and the limitations on numbers who can attend the Planning Committee itself due to the size of the room, the best course of action is to ensure all representees are treated equally.

Your officers will review the processes around Committee to decide if sending individual notifications about Committee, above and beyond our statutory duties, remains a priority. Officers will also investigate the feasibility of moving the Committee to a larger room on 5 July to accommodate more of the public, in anticipation of large numbers of interested parties.

A further supplementary report will be published in advance of the next Committee meeting, addressing any further material considerations raised since the Committee report was published and during the site visit.

Recommendation: The application is removed from the agenda and will instead be reported on 5 July 2016

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Agenda Item 09

Supplementary Information Planning Committee on 8 June, 2016

Case No. 16/0857

Location	76 Burnley Road, London, NW10 1EJ
Description	Change of use from Use Class B2 (Car Repair Garage) to Use Class A1 (Retail), partial demolition, installation of plant equipment and associated external alterations.

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Members were given a range of photographs of the site a week prior to Committee. There have been no Member questions.

Additional information

The applicant has submitted information concerning the three stated reasons for refusal, as follows:

- (1) reiterated their view that they believe the Sequential Test has been satisfied;
- (2) an outline of the employment benefits to the store, including a competitive salary, pension scheme and an employee assistance programme;
- (3) reiterated their view that the improved choice and competition, creation of new jobs and enhanced access to retail provision outweighs the loss of an employment site; and
- (4) a transport Safety Audit with supporting information.

Your officers have considered the further information provided in points (1)-(3) inclusive and conclude that no further material considerations are raised. The additional information does not significantly alter the weight your officers have given to the merit and harms of the scheme and as such the employment and sequential test reasons for refusal are not overcome.

The safety audit is considered further.

The Safety Audit unfortunately does not address all of your officers' concerns, as there will remain some elements of potential unacceptable conflict between pedestrians, cyclists, cars and servicing vehicles.

Additionally, there remains no confirmation of permission from Transport for London (TfL) for the relocated bus stop; further, the provision of an on street loading bay is reliant on a consultation and this cannot be guaranteed by the Highway Authority as residents may (quite reasonably) object to the loss on street parking along their frontage as well as having a bus stop located outside their house.

Your officers have discussed this with the Traffic Team within the Highways and Infrastructure Unit, and there is consensus that the relocation of the bus stop, which is further away from the station and results in the loss of parking, is not acceptable and would not be supported by TfL.

Your officers reiterate that both the Council records and the applicants own survey proves that Burnley Road is a heavily parked street and therefore the loss of any on street parking is not acceptable and is likely to be objected to by local residents and businesses.

The Safety Audit does not significantly alter the weight your officers have given the merit and harms of the scheme and as such the Highway safety reason for refusal is not overcome.

Further representations

Councillor Long has objected to the scheme, however has not stated the grounds for that objection, and asked that should the application be approved, a condition be imposed to secure the following:

- (1) All the delivery vehicles to be restricted to a stated small size.
- (2) Ensure that there is no noise and/or vibration pollution from refrigeration units, air conditioning units and all other equipment.
- (3) Ensure that the current parking regulations in the area are observed.

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Recommendation: Remains Refusal

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