



Planning Committee Supplementary

Wednesday 15 February 2017 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

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democracy.brent.gov.uk

The press and public are welcome to attend this meeting

Members' briefing 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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7.	16/3682 211 Willesden Lane, Kilburn, London, NW6 7YR	Brondesbury Park	9 - 10
8.	16/4003 10 Villiers Road, London, NW2 5PH	Willesden Green	11 - 14
9.	16/4174 Peel Precinct, 97-112 Carlton House, Canterbury Terrace, 8-14 Neville 09 Kilburn Close, 2 Canterbury Road & Peel Site Garages, London, NW6	Kilburn	15 - 16

Agenda Item 03

Supplementary Information Planning Committee on 15 February, 2017

Case No. 15/0139/PRE

Location	Olympic Office Centre, 8 Fulton Road, Wembley, HA9 0NU
Description	Part 15 / part 22 storey residential building with basement comprising: 252 mixed tenure homes, including 1, 2 and 3 bedroom apartments, and 10% wheelchair accessible units; and commercial uses at ground floor (2 spaces indicated, 440sqm and 390sqm)

Agenda Page Number: Pages 7 - 14

The following responds to queries raised by members:

Application status

The original pre-application response was sent to the applicant 16th December 2015. Subsequent discussions and a meeting with the GLA, as well as a CABE Design Review Panel have taken place since and the scheme has evolved as a result of these. It is understood that the applicants are looking to submit the Full Planning application in the next couple of months. The case has not been presented to the committee before.

Public consultation

The applicant has informed officers that they will be holding a wider public consultation event at the Olympic Office Centre building; this is likely to be in mid-March. This will be advertised via a flyer leaflet drop to residential and business addresses in the vicinity. At the consultation event every visitor will be encouraged to complete an impartial questionnaire where they can have their say and leave their feedback.

Affordable Housing

The detail of the proposed affordable housing provision hasn't yet been provided by the application team. This will depend on the final design and scheme for submission as this will impact on the viability of scheme and therefore the deliverable amount of affordable housing provision. It is worth noting that the applicant is Network Homes, a housing association. Officers have of course clearly set out what the Council's Policy targets are.

Employment and Skills

Any planning permission relating to scheme will require a plan setting out job vacancies and provision of a training plan for the duration of the construction of the development that is to be in accordance with the strategy set by Wembley Works. This will ensure employment and training for Brent Residents are targeted.

TfL Contributions

Contributions would be secured through a S106 legal agreement. They would only, however, be secured if they were confirmed as being necessary by TfL following consultation. The contribution would go to TfL to spend on increasing the bus capacity in the locality. The figure required (if requested/necessary) would be calculated by TfL for the number of increased journeys required based on the increase in population as a result of the development.

Recommendation:

N/A This scheme is at pre-application stage.

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Agenda Item 04

Supplementary Information Planning Committee on 15 February, 2017

Case No. 16/3377

Location	Roseland Care Home, 57 Draycott Avenue, Harrow, HA3 0BL
Description	Demolition of existing care home building and erection of a two storey building with a converted loft space and basement level to provide 5 self-contained flats (2 x 3 bed and 3 x 2 bed) with associated car and cycle parking spaces, bin stores, amended drop kerb and landscaping (Revised proposed plans to show adjustment of building location and revised forecourt plans).

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Apportioning of garden

Members have requested information on how the garden will be apportioned within this new development. The applicants have included the following within their design and access statement (page 12): "*The proposal includes a substantial shared amenity area to the rear of the building for the enjoyment of all the residents*". As such, the garden is not proposed to be apportioned and is proposed to be left open for the communal use of all residents.

Appeal process

Members have requested information on the ramifications of their recommendation in light of this application having been appealed on the grounds of non-determination. Whilst the Planning Inspectorate have instructed Brent to make a decision on this application independently, in order to aid the assessment of the appeal, the decision will ultimately fall to the planning inspectorate, regardless of Brent's recommendation.

The inspectorate's decision is likely to take some time to be finalised. If the applicant wishes to withdraw their appeal before this time, they will effectively be withdrawing the application from the both the Planning Inspectorate and from Brent. Once the application has been escalated to the Planning Inspectorate, it cannot then be returned to Brent at a later date. As such, withdrawal of the appeal will not allow Brent to make a decision on this application and the applicant will need to submit a new application to secure a decision.

Status of the Draft Decision Notice within the committee report

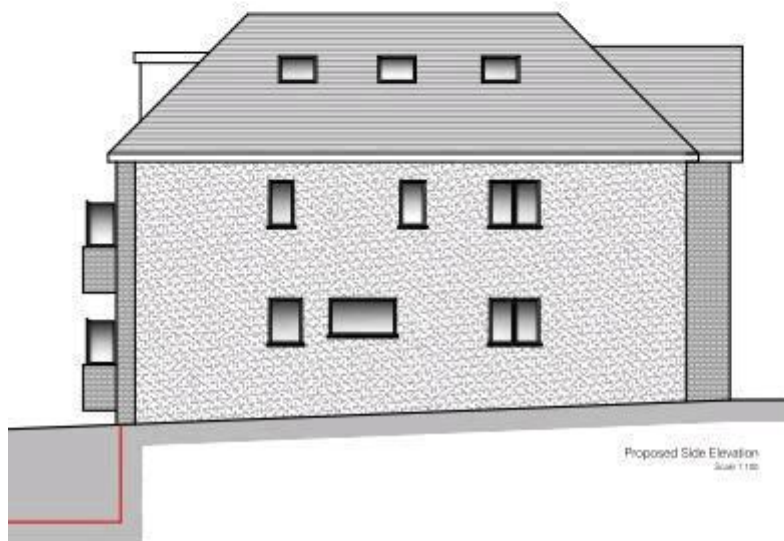
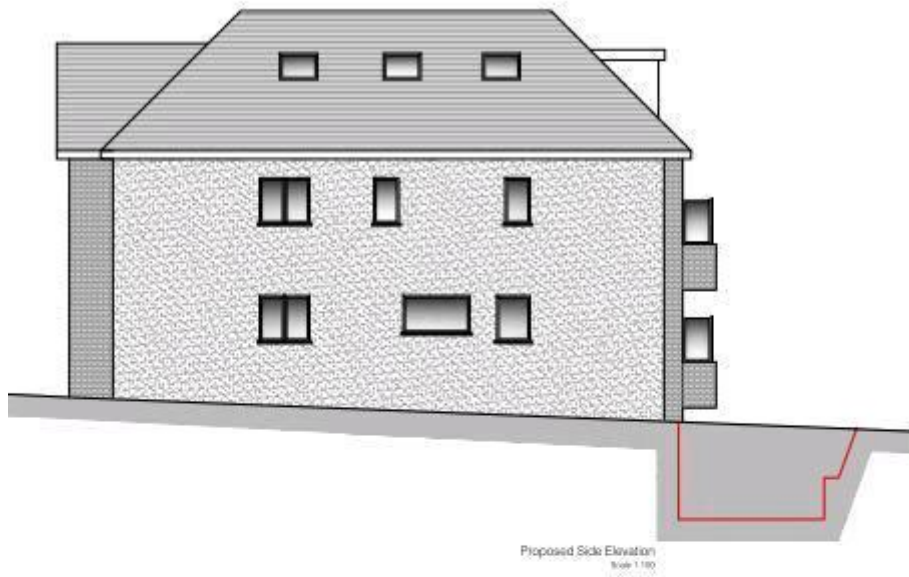
The majority of the committee report is as reported within the previous committee agenda. Only the start of the report has been changed to provide an update on the status of the application and to set out the heritage considerations. A draft decision notice is included at the end of the report. This has been included so that the Planning Inspector is aware of the conditions that the Council would have attached if planning permission was granted by the Council. The Council will accordingly recommend to the Inspector that those conditions are attached if he/she is minded to grant permission for the development. A decision will not be issued by the Council.

Elevational Drawings

Members have requested for elevational plans to be included in the supplementary report. Please see these below:



FRONT AND REAR ELEVATIONS



SIDE ELEVATIONS

Recommendation: That members resolve that they would have granted planning permission if the application had not been appealed.

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Agenda Item 06

Supplementary Information Planning Committee on 15 February, 2017

Case No. 16/5130

Location	Street Record, Neasden Lane, London
Description	Temporary planning permission for erection of 44no temporary market stalls along the northern and southern pavements of Neasden Lane to provide a new street market operating between the hours of 0700 - 1800 every Wednesday and Saturday for a period of 3 years

Agenda Page Number:

Condition

The plan numbers were omitted from Condition 2, which should therefore read as follows:

The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

160606-01 A

160606-03

Market Base Layout

Reason: For the avoidance of doubt and in the interests of proper planning.

Recommendation: Remains as set out in the Committee report

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Agenda Item 07

Supplementary Information Planning Committee on 15 February, 2017

Case No. 16/3682

Location	211 Willesden Lane, Kilburn, London, NW6 7YR
Description	Demolition of existing dwelling and erection of a new 4 storey building with a basement to provide 6 self-contained flats (3 x 1bed, 1 x 2bed and 2 x 3bed) with associated car and cycle parking space, bin stores and amenity space

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A further representation has been received from Councillor Shaw containing comments in relation to parking, which is a material planning consideration.

The maximum number of spaces, when applying parking standards to the proposal, is six; as a maximum there is some flexibility to be provide fewer parking spaces. This is line with national, regional and local planning objectives to reduce car ownership and encourage the use of sustainable means of transportation.

In this case the site has moderate access to public transport (PTAL 3); is within c.10mins walking distance to Willesden Green town centre, including a supermarket, and Willesden Green underground station; benefits from regular bus services along Willesden Lane; and is located in a Controlled Parking Zone. It is therefore an accessible site suitable for reduced parking provision and a "permit free" condition is recommended to mitigate overspill parking.

Recommendation: Remains as per page 83/84

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Agenda Item 08

Supplementary Information Planning Committee on 15 February, 2017

Case No.

16/4003

Location	10 Villiers Road, London, NW2 5PH
Description	Erection of a rear dormer window and three front roof lights, conversion of garage, erection of a single storey rear extension, creation of a basement level, erection of rear extension at first floor level and sub-division to provide an additional 2 flats to existing flats (totalling 1x 3bed, 1x 2bed, 1x 1bed and 1x studio) with associated bin and cycle stores.

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Conditions

It is recommended that the following conditions be amended to ensure they are precise:

- Condition 1 (landscaping plan)
- Condition 6 (cycle storage)
- Condition 8 (Construction management)
- Condition 9 (materials)

This does not affect the recommendation. The full wording of the proposed conditions is set out below.

Condition 1 (Landscaping Plan) has been amended as follows:

Landscape proposals for the treatment of the front garden shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works on site. Such proposals shall include provision of a new boundary treatment such as a wall and/or hedge behind and other planting to improve the visual amenity of the site frontage. The landscape works shall be completed in accordance with the approved details in accordance with a programme agreed in writing with the Local Planning Authority.

Any planting that is part of the approved scheme that within a period of *five* years after completion is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same positions, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the proposed development and to ensure that it enhances the visual amenity of the area.

Condition 6 (Cycle Storage) has been amended as follows:

Notwithstanding the plans hereby approved, the development shall not be occupied until further details of secured and covered cycle storage are submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plans. Such facilities shall be retained for the lifetime of the development.

Reason: To ensure an adequate amount of cycle spaces are available for future occupants.

Condition 8 (Construction Management) has been amended as follows:

No development shall commence on site until such time as a Site Survey, Construction Management Plan and Building Construction Statement has been submitted to and approved in writing by the local planning authority. The plan shall cover:-

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Ref: 16/4003 Page 1 of 2*

- (a) a Soil Survey of sub-surface conditions have has been submitted to and approved in writing by the local planning authority, such details to include:
 - (i) a survey of ground and soil conditions beneath the property;
 - (ii) an assessment of those conditions and their characteristics and whether these are consistent with the wider area;
 - (iii) an assessment of the effect of the sub-surface works on the structural stability of the property and neighbouring properties and any proposed mitigation measures; and
 - (iv) an assessment of the effect of the sub-surface works on ground water and flooding and any proposed mitigation measures
- (b) a Construction Statement – detailed information about the proposed construction of the basement development;
 - (v) a minimum of two cross section drawings showing front and rear and side to side at a scale of 1:50. Structural details should also be provided so that any implications on the existing building and immediately adjoining properties are clear.
 - (vi) details of drainage and sewers (including invert levels);
 - (vii) proposals to deal with surface water;
 - (viii) details of proposed hard and soft landscaping.
- (c) a Construction and Traffic Management Plan (CMP) has been submitted to, and approved in writing by, the local planning authority. The approved CTMP shall be adhered to throughout the construction period. The CTMP, which shall be accompanied by a site layout plan showing the following elements, shall include details of the following for each main construction phase being (1) preparatory works, (2) excavation and temporary structural works; (3) permanent structural works and concrete pouring; (4) internal construction and first and second fix:
 - (ix) expected duration of entire programme and individual phases
 - (x) the management and timing of deliveries and the control of traffic servicing the site to avoid the stacking up of vehicles waiting to service the site and to ensure vehicles do not block the highway;
 - (xi) the route vehicles will take to and from the site so as to avoid congestion, sensitive uses (e.g. schools, nurseries) and to minimise risk to pedestrians and cyclists (e.g. minimise left turns)
 - (xii) the parking of vehicles of site operatives and visitors;
 - (xiii) the loading and unloading of plant and materials;
 - (xiv) the storage of plant and materials used in constructing the development and the storage of waste until its removal from site and the method of removing that waste especially the means of removing the excavated soil from the site;
 - (xv) the location of skip and portaloo to minimise temporary loss of parking;
 - (xvi) means of protecting the safety of the public e.g. pedestrians and cyclists from the works (e.g. during moving of materials, waste)
 - (xvii) the means of controlling and minimising dust and noise
 - (xviii) the means of monitoring and responding to complaints

Reason: to ensure that a relevant professional has investigated the ground conditions beneath the property and that person is satisfied in their professional opinion that the proposed sub-surface works will not unduly affect the structural stability of this property or of neighbouring properties and that the works will not unduly affect local ground water conditions, and in order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and in the interests of the free flow of traffic and highway and pedestrian safety, to ensure the footway and highway is not blocked during the works

Condition 9. A details of materials condition has been recommended as follows: _

Details of materials for all external work, including manufacturer's literature and samples to be provided for inspection on site, shall be submitted and approved by the Local Planning Authority before any work commences. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

Recommendation: Remains approval subject to the conditions set out in the committee report.

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Agenda Item 09

Supplementary Information Planning Committee on 15 February, 2017

Case No. 16/4174

Location	Peel Precinct, 97-112 Carlton House, Canterbury Terrace, 8-14 Neville Close, 2 Canterbury Road & Peel Site Garages, London, NW6
Description	<p>Hybrid Application for the proposed redevelopment of the Peel site comprising Peel Precinct, 97-112 Carlton House, 8-14 Neville Close, 2 Canterbury Road & Peel site garages:</p> <ul style="list-style-type: none">• Full planning application for the demolition of 2A Canterbury Road, 1-7 and 15-33 Peel Precinct and 8-14 Neville Close, and erection of four buildings (A, B, C and E) ranging between four to 16 storeys, plus part basement comprising of 38 replacement affordable homes for existing South Kilburn secure tenants, 64 private sale units (38 x 1-bed, 47 x 2-bed, 13 x 3-bed and 4 x 4-bed units) new health centre (Use Class D1) with flexible first floor space (Classes A1/D1/D2), 3no A-class retail units at ground floor, associated landscaping, highways and public realm improvements (including new public space), private open space, associated car parking, cycle parking and servicing provision.• Outline planning application with reserved matters (around Appearance, Landscaping, and Scale) for the demolition of 97-112 Carlton House, 34-57 Peel Precinct and Peel site garages, and erection of three buildings (D, F and G) ranging in height between up to 4 and up to 8 storeys provide up to 124 residential units comprising of 4 Affordable Housing units, and up to 120 private units, with associated landscaping, private open space, and cycle parking.

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Members site visit

Members visited the site on 11 February 2017. No queries were raised regarding material planning considerations.

Clarification

The following points of clarification on the report should also be noted:

In the 'Consultation' section of the report (p129) it refers to the proposed health centre as having space for three GPs to practice. It is important to clarify that the health centre will be able to accommodate **three GP practices**, and not simply three GPs. The South Kilburn Regeneration team have identified that the following practices could be accommodated (though note that no legal agreements have been entered into at this time):-

- Blessing Medical Centre (307 Kilburn Lane)
- Kilburn Park Medical Centre (12 Cambridge Gardens)
- Peel precinct Surgery (3 Peel Precinct).

Conditions

The wording of Condition 8 has been amended to include the words "unless for fire escape or operational reasons this is not feasible" at the end, in the interests of enforceability.

Recommendation: Remains as per pp124-126 with the amendments to the wording of condition 8.

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