



## Supplementary Planning Committee

**Wednesday 28 June 2017 at 7.00 pm**

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

### Membership:

#### Members

Councillors:

Agha (Chair)  
Moher (Vice-Chair)  
S Choudhary  
Colacicco  
Daly  
Hylton  
Maurice  
W Mitchell Murray

#### Substitute Members

Councillors:

Ahmed, A Choudry, Ezeajughi, Hoda-Benn,  
Kabir, Naheerathan, Pitruzzella and Thomas

Councillors

Colwill and Kansagra

**For further information contact:** Joe Kwateng, Governance Officer  
020 8937 1354 ; [joe.kwateng@brent.gov.uk](mailto:joe.kwateng@brent.gov.uk)

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**[democracy.brent.gov.uk](http://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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## Agenda Item 03

### Supplementary Information

**Planning Committee on 28 June, 2017**

Case No.

16/1506

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Location	290B Ealing Road, Wembley, HA0 4LL
Description	Demolition of existing warehouse (Use Class B8) and ancillary buildings and erection of part-one, part-three storey residential development providing 9 self-contained units (1 x 1 bed and 8 x 2 bed) with associated cycle parking, bin stores, landscaping and amenity space (car free development) (Revised drawings)

#### **Additional responses**

Additional responses have been received by Councillors. They reiterate a number of issues which were raised previously. This includes concerns about the access to the site, and how the existing and proposed uses would co-exist, refuse storage, security and overlooking, loss of daylight and sunlight, noise, pollution, and rodents. Finally, a number of requests were made to view the site from private properties. A site visit was conducted on 24 June 2017 which viewed the inside and outside of the building from the access and the rear of the site, and surrounding streets.

#### **Other matters**

Paragraph 34 of the committee report notes that there is insufficient cycle storage shown on the drawings. The applicant has pointed out that the drawings do show two cycle spaces for each unit, and this is now acknowledged. Relating this to condition 10 of the draft decision notice, it remains that they would need to be shown to be secure and weatherproof (which is not currently the case). Therefore, the condition is proposed to remain unchanged.

In addition, it has been noted that condition 15 refers back to condition 13. Having reviewed this it is considered that the following words can be removed from the condition without it changing what it is intended to achieve: "pursuant to condition 13".

**Recommendation: Remains approval subject to conditions and section 106 legal agreement.**

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## Agenda Item 04

### Supplementary Information

Planning Committee on 28 June, 2017

Case No.

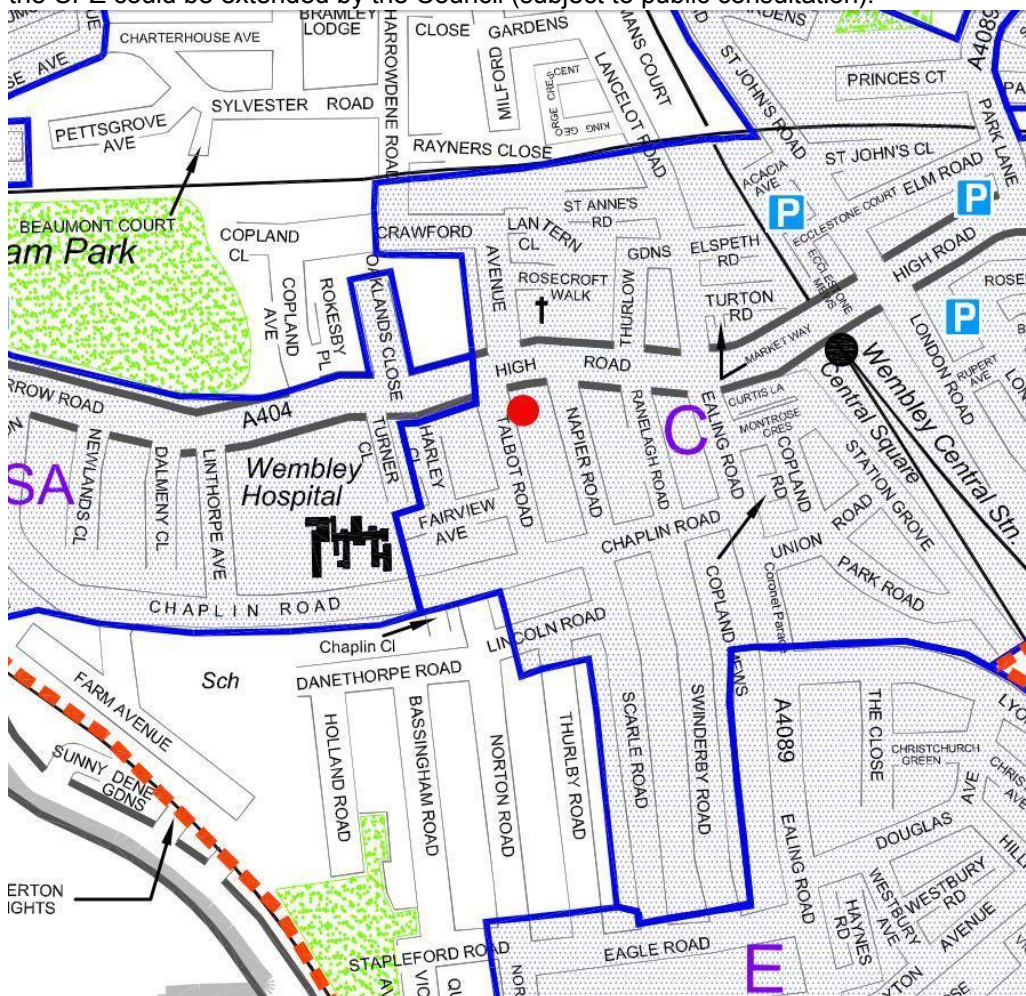
17/1227

Location	2 Talbot Road, Wembley, HA0 4UE
Description	Redevelopment of the site comprising the erection of a part two, part three storey building providing 5 self-contained flats (4 x 1bed and 1 x 2bed) with associated rear roof terrace, front balconies, cycle parking spaces, bin stores, front boundary railings, amenity space and landscaping

#### Agenda Page Number: 33-48

Members have queried where the edge of the CPZ is and hence where the nearest streets are where parking is not controlled.

An extract of the CPZ map is below (the site is in the centre of the map, denoted by a red circle). The distance is not significant, but should over-spill parking in the uncontrolled local streets become significant, the CPZ could be extended by the Council (subject to public consultation).



**Recommendation: Remains approval subject to conditions.**

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## Agenda Item 06

### Supplementary Information

**Planning Committee on 28 June, 2017**

Case No.

17/0298

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Location	All Units at 4-9 INC, and Garages rear of 4-9 Gladstone Parade, Edgware Road, Cricklewood, London
Description	Demolition of all existing mixed used buildings and garages and construction of part three, part four and part five storey building providing 219 sqm of flexible retail floorspace for shop / financial and professional services (Use Classes A1 / A2), hot food takeaway (Use class A5) and 153 sqm for public house (Use Class A4) at ground floor level, and 38 residential units (Use Class C3) on the upper floors comprising 16 x 1 bed, 12 x 2 bed, 9 x 3 bed and 1 x 4 bed units with associated car and cycle parking spaces, bin stores and landscaping

#### Agenda Page Number: 65

#### 1. Site visit

1.1 Members visited the site on Saturday 24 June and viewed the site from the north, east and south. Members raised the following queries:

- How the building line would change
- Whether existing occupiers have been offered new tenancies
- Trees
- Amenity space

1.2 The change in the building line has been addressed in paragraph 6.2 and 6.3 of the committee report. The building is currently set back from Edgware Road by 9 metres. The proposed building would be sited closer to Edgware Road and would be angled rather than straight. The building would be located 4 metres from the road on the northern side of the site and 8 metres from the road on the southern side of the site.

1.2 The applicant has been in contact with the existing tenants of Skippers Choice fish and chip shop about occupying the proposed A5 use. With regard to the other existing tenants, all of the existing leases of the current units in the shopping parade with the exception of the Estate Agents have expired. However informal negotiations regarding their leases have also been ongoing over the past few weeks.

1.3 The existing tree is of low quality with an estimated remaining life expectancy of at least 10 years. In mitigation, the proposals include replacement tree planting of five trees to the landscaped areas along Edgware Road as well as new tree planting to the communal garden to the rear of the property. Further details of this replacement planting would be secured by condition 14.

1.4 The amount of amenity space has been addressed in paragraph 4.2 of the committee report (page 72). Residents would have access to a mixture of their own private balconies and 388sqm of communal roof terraces that combine to meet Brent DMP19 amenity space requirements.

#### 2. Further representation

A local resident has provided written comments on the following issues:

##### 2.1 Loss of retail of community value

As set out in paras 1.1 to 1.5 on pages 70-71 of the report, the existing units are afforded no policy protection with the exception of the public house. The public house and an A5 takeaway unit will be re-provided as part of the proposal. As well as this two A1/A2 units will also be provided that could accommodate a shop or hairdressers in the new development.

##### 2.2 Harm to character

The impact of the proposal on the character of the area is covered in paragraph 6 – Impact on character and design of the committee report (page 74).

##### 2.3 Parking and traffic

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The issue of parking and traffic has been covered in paragraph 5 of the committee report. A resident has also raised concerns with potential congestion in the area. Overspill parking is addressed in para 5.1 (page 73). The volumes of vehicle trips that are likely to be generated are not significant, particularly compared with flows on the Edgware Road.

#### 2.4 Daylight and sunlight

The issue of daylight and sunlight has been covered in paragraph 7.3 of the committee report (page 75). A resident has raised concerns about overshadowing of the school to the north of the application site. As is normal practice the school was not included in the daylight and sunlight report because it is not a residential building. However notwithstanding this due to the separation distance of the proposed building of 30m from the school building and 18m from the edge of the playground it is considered that there would be no materially harmful loss of light or overshadowing to the pupils and teachers.

#### 2.5 Fire safety

Fire safety is not a planning consideration however in light of recent events the applicant has submitted a fire safety briefing outlining measures such as access, heat and smoke alarms, means of escape and necessary signage and lighting.

#### 2.6 Lack of benefit for the area

The proposal would result in a net increase of 32 homes to the borough, 10 of which would be family sized units and 10 of which would be affordable housing. The proposal will also provide training and employment opportunities for Brent residents that will again be secured by a legal agreement.

**Recommendation: Remains approval subject to conditions and section 106 legal agreement.**

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## Agenda Item 07

### Supplementary Information

**Planning Committee on 28 June, 2017**

Case No.

16/5398

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Location	76-78 Salusbury Road, London, NW6 6PA
Description	Change of use of the 1st, 2nd and part of the ground floor of the public house (Use class A4) to create 9 self-contained flats (2 x 1bed, 3 x 2bed, 2 x 3bed and 2 x 4bed), retention of the ground floor public house including the provision of an ancillary function room together with associated alterations to include erection of a partial third floor, new 2nd floor rear extension, replacement and relocation of some of the windows, insertion of new windows and rooflights, terraces and screening and bin stores

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#### 1. Committee site visit

Members visited the site on 24 of June 2017 and viewed the site from the surrounding area. Members also viewed the ground floor where the proposed function room would be located and the first floor where the current function rooms are located. Members queried:

- how people would access the community space;
- how the booking system would operate; and
- what would constitute a 'community' activity.

1.1 People would access the function room via the ground floor main entrance of the public house located in Salusbury Road.

1.2 Bookings could be made up to six weeks before an event and would be made either over the telephone or in writing at least 10 days before the event. This would be secured as an obligation in a s106 agreement.

1.3 There is no statutory definition of 'community' activities however the draft s106 has provided a definition of 'community groups' that are defined as "groups or organisations set up for charitable, benevolent or philanthropic purposes that include a substantial amount of activity or control by members of the public in a voluntary capacity, or provide organised training in the performing arts associated with specific cultural groups".

#### 2. Further representations

2.1 Cllr Duffy has raised the following concerns:

- Use of the term 'minimum' in referring to the number of hours the community would be able to use the function room
- Request the hearing be deferred to permit further public debate where Planning Officers explain the reasoning behind the recommendation. This has also been raised by a local resident.

2.1.1 The use of the word 'minimum' refers to the fact that legally the owner will have to provide priority access for community groups for 40 hours per week from 12:00 to 22:00 hours Monday to Thursday. This would not prevent the owner from hiring out the room to individuals or community groups outside of the set 40 hours: it would be for the pub operator to determine what would best ensure the viability of their business.

2.1.2 The committee hearing is the public meeting at which a planning application is debated. The application has been widely publicised between the end of February and the report's publication in mid June.

2.2 Cllr Denselow has queried the use of a restrictive condition on the occupation of the proposed flats unless the public house is occupied. Officers recommend a planning obligation or condition is imposed requiring approval of an effective marketing plan for the pub and that the applicant uses reasonable endeavours to ensure the pub is operational before occupation of the flat. Officers consider this to be reasonable because if the applicant was not able to find a tenant they would not be able to change the use of the public house without first obtaining planning permission due to recommended condition 7 and the ACV status of the

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premises. However Cllr Denselow confirmed that he would still be objecting to the proposal.

2.3 A local resident raised a query regarding the amount of notice individuals would have to give before booking the function room. Please see response in paragraph 1.2.

2.4 A resident has reiterated their concerns with the accuracy of the Daylight/Sunlight report. This was addressed in paragraph 6.3 of the committee report however the applicants' consultant has provided a further response to the points raised. As a consequence, Officers remain satisfied that the daylight/sunlight report has been properly prepared and the impact on neighbouring amenity would be acceptable.

2.5 A resident has raised concerns with the timing of the building being listed as an Asset of Community Value (ACV). The asset was listed in July 2015 and the title updated to reflect this in April 2016. This is not a material planning consideration as it does not affect the status of the ACV listing. It is understood that the delay was due to the applicant not providing a relevant information.

### **3. Notifications of committee**

3.1 Ward Councillors did not receive the standard notification letter detailing the committee date. All Ward Councillors are aware of the meeting and as such have not been prejudiced in any way.

### **4. Corrections to the report**

4.1 The consultation dates in the 'Consultation' section of the committee report were incorrectly listed and should have read that neighbour consultation letters were issued to 68 properties on the 21/02/2017. A site notice was displayed on 24/02/2017. Press notice advertised on 02/03/2017.

4.2 The number of objections received was incorrectly listed in the 'Consultation' section of the committee report as 149 and should have read 151. All objections were however taken into account during the assessment of the application.

### **5. Additional conditions and obligations**

5.1 Officers recommend a further planning obligation be imposed, draft text as follows: Within 3 months of material start submit to the Council for its approval a marketing plan for the public house and function room and not to occupy any part of the residential development unless the marketing plan has been approved and implemented and the public house and function room marketed in accordance with the approved plan for an agreed period of time and the applicant uses all reasonable endeavours to ensure the public house and function room is operational before occupation of any part of the residential development.

5.2 The applicant has also requested that they be permitted to place table and chairs on the Salusbury Road frontage. Officers recommend condition 5 be varied to expressly prohibit the placing of tables and chairs on Hopefield Avenue frontage and to place no tables or chairs on the Salusbury Road frontage unless in accordance with a plan covering their siting and hours of use to be approved by the local planning authority.

**Recommendation: Remains approval subject to conditions and section 106 legal agreement.**

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