



Supplementary Planning Committee

Wednesday 13 September 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:

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

For electronic copies of minutes, reports and agendas, and to be alerted when the minutes of this meeting have been published visit:
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

Notes for Members - Declarations of Interest:

If a Member is aware they have a Disclosable Pecuniary Interest* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent and must leave the room without participating in discussion of the item.

If a Member is aware they have a Personal Interest** in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent.

If the Personal Interest is also a Prejudicial Interest (i.e. it affects a financial position or relates to determining of any approval, consent, licence, permission, or registration) then (unless an exception at 14(2) of the Members Code applies), after disclosing the interest to the meeting the Member must leave the room without participating in discussion of the item, except that they may first make representations, answer questions or give evidence relating to the matter, provided that the public are allowed to attend the meeting for those purposes.

***Disclosable Pecuniary Interests:**

- (a) **Employment, etc.** - Any employment, office, trade, profession or vocation carried on for profit gain.
- (b) **Sponsorship** - Any payment or other financial benefit in respect expenses in carrying out duties as a member, or of election; including from a trade union.
- (c) **Contracts** - Any current contract for goods, services or works, between the Councillors or their partner (or a body in which one has a beneficial interest) and the council.
- (d) **Land** - Any beneficial interest in land which is within the council's area.
- (e) **Licences** - Any licence to occupy land in the council's area for a month or longer.
- (f) **Corporate tenancies** - Any tenancy between the council and a body in which the Councillor or their partner have a beneficial interest.
- (g) **Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

****Personal Interests:**

The business relates to or affects:

- (a) Anybody of which you are a member or in a position of general control or management, and:

- To which you are appointed by the council;
- which exercises functions of a public nature;
- which is directed is to charitable purposes;
- whose principal purposes include the influence of public opinion or policy (including a political party of trade union).

- (b) The interests a of a person from whom you have received gifts or hospitality of at least £50 as a member in the municipal year;

or

A decision in relation to that business might reasonably be regarded as affecting, to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the electoral ward affected by the decision, the well-being or financial position of:

- You yourself;
- a member of your family or your friend or any person with whom you have a close association or any person or body who employs or has appointed any of these or in whom they have a beneficial interest in a class of securities exceeding the nominal value of £25,000, or any firm in which they are a partner, or any company of which they are a director
- any body of a type described in (a) above.

Supplementary agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

ITEM		WARD	PAGE
3.	17/1829 The Willows, 136 Honeypot Lane, London, NW9 9QA	Queensbury	1 - 2
4.	17/2331 Manor Park Works, Manor Park Road, London, NW10 4JJ	Kensal Green	3 - 4

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Agenda Item 03

Supplementary Information

Planning Committee on 13 September, 2017

Case No.

17/1829

Location	The Willows, 136 Honeypot Lane, London, NW9 9QA
Description	Demolition of the existing care home building and redevelopment of the site comprising the erection of a five storey building providing 50 self-contained flats (4 studios, 11 x 1bed, 23 x 2bed and 12 x 3bed) with associated basement level, car and cycle parking space, bin stores, amenity space and landscaping

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Queries from members:

How long the care home has been vacant for?

The applicant has advised that the care home operators wound down their operation on site from 2013 onwards, relocating tenants and no filing bed spaces when they became vacant. The site become fully vacant prior to August 2016, after which time "building guardians" were in place.

Will the proposal impact the street tree adjacent to the proposed substation access?

This tree is identified on the arboricultural study as being proposed to be protected (from works) and retained.

Is there any adverse stacking of rooms between floors (e.g. living rooms above bedrooms)?

The proposal is for a new major development rather than a small-scale development. As such, construction methods allow the significant reduction of noise between floors to address stacking issues that may have otherwise been problematic for a flat conversion or a very small development. Many of the rooms of similar types are stacked above each other. However, some are not due to the variation in flat size and building envelope, and the need to group the Affordable dwellings together. A good standard of accommodation can be achieved for the residential units.

Proximity to temple in Bowmans Trading Estate, with reference to parking in local area?

The temple is situated on Westmoreland Road, to the rear of the Alpine House development. Westmostland Road runs off Honeypot Lane between the Alpine House development and the Morrisons Supermarket. It is around 100 m from the site as the crow flies, but around 255 m walking distance. The dwellings proposed within this application are not considered to result in a material impact on parking in the surrounding streets as sufficient levels of parking are proposed, a CPZ will be introduced in the local area before the scheme is built (if planning permission is granted for this proposal) and the new homes will be "parking permit restricted".

Further clarification regarding consideration of ecology impact and mitigation:

The submitted report followed the standard methodology for ecological assessments and discussed the findings of the survey of the site that was undertaken by a trained ecologist together with a desktop study looking at the proximity to other designated areas and records on the Greenspace Information Centre for Greater London (GiGL – a database for recording protected species). It examined the potential impact on protected species, including bats, badgers, reptiles, dormice, great crested newts, water voles, otters, birds and other potential protected species.

No bat roosts were found, but the adjoining SINC (to the east of the site) was highlighted as creating good foraging opportunities and roosting opportunities. It was accordingly recommended that new native planting is incorporated along the eastern boundary and measures were suggested to prevent disturbance from lighting. No badger sets or other evidence of badger presence was identified, but it was highlighted that it was possible that badgers from the surrounding area could use the site for commuting or foraging, and a subsequent survey was recommended prior to the commencement of works. With regard to Great Crested Newts, it was identified that there is a pond around 15 m outside of the application site within the adjoining SINC. This could not be surveyed due to its location but information available on the Brent Council web site indicated that the pond is of poor quality and would not provide a good habitat for great crested newts. The survey found that the site does not provide good habitat for dormice or reptiles. The report highlighted that birds may use the trees and hedgerows, and it was recommended that clearance work takes place outside of

the breeding season or immediately after a survey. Hedgehogs may use the garden to forage, coming in from the adjoining sites. The survey identified a lack of suitable habitat or connectivity for otters or water voles.

A number of mitigation measures were recommended in the report including the planting of native trees and hedgerows, wildflowers and green roofs, controls on lighting, the timing of vegetation clearance and the carrying out of an additional badger survey prior to commencement. These measures have been secured through condition.

Recommendation: Remains approval subject to conditions and a Section 106 legal agreement as set out within committee report.

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Agenda Item 04

Supplementary Information

Planning Committee on 13 September, 2017

Case No.

17/2331

Location	Manor Park Works, Manor Park Road, London, NW10 4JJ
Description	Redevelopment of industrial site to residential to form a total of 45 units comprising: change of use of the existing building from industrial and storage (B1 and B8) to residential (C3), accommodating 24 units (2 x studios, 8 x 1bed, 10 x 2bed and 4 x 3bed maisonettes) and an extension above the existing building with alterations to form 7 storeys; and erection of an 8 storey residential building plus a basement level, accommodating 21 units (3x studios, 14 x 2bed and 1 x 2bed and 3 x 3 bed maisonettes) with associated car and cycle parking, refuse storage, landscaping and amenity space provision, including a roof terrace at each building (amended plans, fire safety information and description updated 12/09/2017)

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Due to amendments required to the application and changes to the description, it is necessary that a consultation period is given and consultees have the opportunity to fully appraise the current scheme prior to a decision being made. Therefore, it has been recommended that the application is deferred for the consultation period and the report is to be updated accordingly.

Recommendation: The application is deferred.

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