



Supplementary Planning Committee

Wednesday 18 October 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

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 or 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.

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

ITEM		WARD	PAGE
3.	Manor Park Works, Manor Park Road, London, NW10 4JJ (Ref. 17/2331)	Kensal Green	1 - 2
4.	Heron House 109-115 Wembley Hill Road, Wembley, HA9 8DA (Ref. 16/4156)	Tokington	3 - 4
7.	Knowles House and Ananci Hostel, 51 & 53 Longstone Avenue, London, NW10 3UN (Ref. 17/2516)	Kensal Green	5 - 6
8.	97-101 Willesden Lane, Kilburn, London, NW6 7SD (Ref. 17/2540)	Queens Park	7 - 8

Date of the next meeting: Wednesday 15 November 2017



Please remember to switch your mobile phone to silent during the meeting.

- The Conference Hall is accessible by lift and seats will be provided for members of the public on a first come first served principle.

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Agenda Item 03

Supplementary Information Planning Committee on 18 October, 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 <u>(amended plans, fire safety information and description updated 12/09/2017)</u>

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Since publication of the report, a further nine representations have been received comprising 8 objections and one letter in support. All the objections are concerned that the proposal would be an overdevelopment of the site with resulting impacts. This is detailed further in the table below.

In addition, Cllr Chan requested that minimum of 10% of the Community Infrastructure Levy be awarded to Kensal Rise Library.

In response to this point, it is not possible through an individual planning consent to have a condition as to how CIL should be spent however there are procedures in place regarding the allocation of CIL funds to support the delivery of Neighbourhood infrastructure in Brent. Cabinet approved a process for allocating Neighbourhood CIL earlier this year (February). Friends of Kensal Rise Library applied for NCIL funds this summer and were successful.

A representation was received from Cllr Kelcher who objects on the following grounds:

- 99 bedrooms proposed would result in influx of people which local services cannot handle;
- inadequate amenity space and flat sizes;
- concern at fire service access due to narrow access; and
- increased traffic problems at traffic jam hotspot.

These points and those of other objectors are addressed below.

Objection

Buildings are too high, out of keeping with and will dominate the surroundings, should be 5 storey like other recently constructed buildings.

Officer's response

Refer to Massing, Design and Materials section of report. The only point at which the development will be readily seen from within the Town Centre and Conservation Area is at / through the access which forms a very short gap in the Manor Park Road frontage.

Too many flats, excessive density, inadequate parking space, inadequate space for planting, proposal should be downsized, parking already difficult in area, more parking should be provided.

Refer to paragraphs 13 and 14 of the report.

Delivery and emergency vehicle access, especially fire

Refer to relevant section of report. The London Fire

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engine access, inadequate.

Brigade have approved the revised Fire Strategy. The installation of sprinklers to each unit exceeds requirements for a building of this height.

Some neighbouring houses will receive no daylight.

Refer to the neighbouring amenity section of the report, from paragraph 39.

Loss of privacy for nearby residents and overlooking of two school playgrounds.

Refer to the neighbouring amenity section of the report.

Additional pressure placed on health and transport services.

The additional burden of the development on health services would be offset by a CIL payment that is required. With regard to transportation refer to relevant section of report from paragraph 53.

Many houses expected to receive well in excess of recommended pollution levels.

The application included an air quality assessment which indicated that subject to implementation of specified mitigation measures, the site is considered suitable for the proposed development and would comply with relevant legislation. The assessment identifies the need for mitigation measures in the form of air tight windows, and mechanical ventilation. A condition is proposed (condition 11) to secure the submission and approval of necessary mitigation measures and to secure implementation of those measures.

One letter submitted in support of the proposal states that it would bring positive benefits to the area. The current fly tipping and anti-social behaviour at access to the site would be addressed.

There is a drafting error at paragraph 52 and this sections should be deleted.

Recommendation: Remains approval subject to S106 and conditions detailed in the main report.

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Agenda Item 04

Supplementary Information Planning Committee on 18 October, 2017

Case No. 16/4156

Location	Heron House, 109-115 Wembley Hill Road, Wembley, HA9 8DA
Description	Demolition of the existing office building (Heron House) and the construction of a new four to seven storey mixed use building comprising 829sqm of commercial office space on the ground floor (Use class B1a), 40 self-contained flats (23 x 1bed, 7 x 2bed and 10 x 3bed) on the upper floors, a basement level for car and cycle parking, bin stores and associated landscaping and amenity space. (Amended description 21.09.17)

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Further clarification requested by members

Relationship with neighbouring residential properties including their gardens

The relationship with adjoining properties and their gardens is discussed within paragraphs 22 to 29 (pages 52-53 of the agenda).

Compliance with the 45 degree guidance set out SPG17 / SPD1 is discussed together with the comparison between the existing building and the proposed building. In addition to the plans and elevations, a number of sections have been provided examining this relationship and showing the difference between the existing building and the proposed building. The taller element of the existing building is situated closer to the adjoining houses and their gardens in most places, and the existing building fails to comply with the 45 degree guidance. While the proposed building is taller, the increased separation results in a building which is less visually overbearing when considering this having regard to the viewing angle to the top of the building. There are a small number of areas where the level of impact increases in relation to that specific point of the adjoining property. However, the relationship is improved in more locations than it is worsened in, and overall the proposal is considered to represent an improvement in this relationship.

With regard to the lower element of the existing and proposed building, the existing building is situated under the 45 degree line whilst there would be a breach of this guidance at the rear of the garden of No 1 Park Place. This would affect only the far rear portion of the rear garden, which narrows significantly at this point to a width of 1m-2m. On balance, this is not considered to warrant the refusal of planning permission.

The submission shows that the proposal will comply with BRE guidance relating to the daylight and sunlight received by adjoining properties.

In terms of the massing and design, the change of scale between the buildings on the subject site and the adjoining suburban properties to the North / North-West, with the proposed building being taller than the existing. However, the proposal is considered to result in an improvement in the appearance of the building and this change in scale is not considered to be to an extent that would be detrimental to the character of the area, particularly given the siting of the application property within the Wembley Growth area.

Access and disabled parking

This is discussed in paragraph 44 of the report (page 55). The two on-street disabled bays that are to be removed to allow access to the servicing bay are specifically allocated to occupants of Forum House, which is more than 200 m from the site and thus not ideally located for those users. Those parking spaces are to be re-located into the parking area of Forum House, which is owned by Quintain. The submission shows that the servicing bay can be accessed with those spaces removed.

Traffic generation and impact on roundabout junction with Empire Way

This issue is addressed in paragraph 46 of the committee report, which summarises the findings of the submitted Transport Assessment. The Assessment compares trip generation rates from comparable sites across Greater London and the South East for both the existing office use and the proposed development.

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Data on comparable sites is taken from the national TRICS database, and this methodology for predicting trip generation is routinely used and considered to be robust. The existing use is predicted to generate 21 vehicular trips during the AM peak, 17 during the PM peak and an overall daily total of 121. In comparison, the proposed development is predicted to generate 14 vehicular trips during the AM peak, 12 during the PM peak and an overall daily total of 85, reflecting the limited car parking provision and accessibility of the site. As such, the proposal will result in a reduction in likely vehicle trips from the existing building.

Conditions

Condition 14 appears blank in the draft decision notice at the end of the committee report. This condition should relate to the approval and implementation of a parking management and allocation scheme. An additional condition is recommended requiring the provision of a communal tv aerial and satellite dish system.

Recommendation: Remains to grant consent subject to s106 agreement and conditions, including the change to condition 14 and the additional condition referred to above.

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Agenda Item 07

Supplementary Information Planning Committee on 18 October, 2017

Case No. 17/2516

Location	Knowles House and Ananci Hostel, 51 & 53 Longstone Avenue, London, NW10 3UN
Description	Demolition of existing buildings on site and redevelopment of the site to provide a six storey block providing 92 self-contained units (69 x 2bed and 23 x 3bed) providing temporary accommodation (Use class Sui Generis) to include a community use (Use class D1) on the ground floor, and a 4 storey block with basement level to provide 57 units (57 x 1bed) providing new accommodation for independent living (Use class C2) with associated communal facilities and staff accommodation within both the blocks and provision for car, cycle, scooter parking, bin stores, landscaping and amenity space

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- Members visited the site on Saturday 14 October 2017 and raised the following questions:
 - Whether a company called Pedder-Scampton were involved in the NAIL building as a Councillor may potentially have to declare an interest.
 - The size of the flats and whether residents could have visitors.
 - Phasing
 - The level of consultation
- The applicant has confirmed that Pedder-Scampton have not been involved at any stage of the application.
- The size of the flats has been addressed in paragraphs 22 to 24 of the committee report. With regard to the prospect of residents having visitors, this would be a management issue though there is no specific allocation of rooms marked for visitors.
- The phasing of the development and the potential impact this would have on existing residents has been addressed in paragraph 13 of the committee report.
- Consultation has been addressed in the 'Consultation' section of the committee report. **Conditions**
- In the event that Members are minded to grant planning permission, officers recommend the following conditions be added to those already listed in the draft decision notice:

Prior to the occupation of the development the applicant shall submit to the local planning authority for its approval a Management Plan for the operation of the Temporary Accommodation. The development shall be carried out in accordance with the approved Plan.

Reason: In order to ensure that reports to any party will be shared and acted upon.

- The recommendation to have a condition regarding management was referred to in paragraph 5 of the Committee Report but was not listed within the draft conditions.
- Paragraph 40 of the committee report refers to a recommendation to secure a Construction Management Plan by condition. However based on the fact that Longstone Avenue is not busy and that a Construction Dust Method Statement submitted with the application concludes that if good practice dust control measures are implemented then the residual significance of potential air quality impacts from dust generated by earthworks, construction and track-out activities would be negligible, it is not considered necessary to secure further information via condition.

Recommendation: Remains approval subject to conditions detailed in the main report and additional condition set out above.

Agenda Item 08

**Supplementary Information
 Planning Committee on 18 October,
 2017**

Case No. 17/2540

Location 97-101 Willesden Lane, Kilburn, London, NW6 7SD
 Description Change of use of the function room within the public house (Use Class A4) to a kitchen and chip shop takeaway (Use Class A5), internal alterations and refurbishment works, new kitchen ventilation/extraction system, alterations to the existing decking area to the front of the building and formation of a new door opening to the rear of the building (description amended 30/06/2017)

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Following publication of the Planning Committee report, 1 additional letter of representation was received raising the following points:

Representation	Response
Serving food would be of benefit to the pub but have concerns with regards a fish and chip take away.	The existing site is a pub and the proposed change of use of the function room to a take away is not considered to generate excessive noise or disturbance when considering the location and surrounding properties. As with all uses any excessive noise and disturbance would be covered through Environmental Health legislation. The planning permission would relate to a use rather than an operator and as such an assessment must be made on the basis that this is a take away. The end use could be a fish and chip shop but could also be a different type of take away.
Use of the pub and concerns over noise and rubbish. These elements could not be controlled through items such as a fixed penalty notice.	Appropriate management of the site would prevent any excessive littering within the area. As referenced in the main body of the report, elements such as noise and the dropping litter off site would be covered through legislation outside of the control of planning.
Issues concerning the height of the parapet	This has been clarified and the agent has confirmed that the parapet is not being altered. They have advised that there was an error on the kitchen plans. These plans are in the process of being amended. In the event that a revised plan is not received, it is recommended that a condition is included stating that the parapet shall not be altered. This is detailed below. The submitted section (2093-07B) is correct and this shows that the plant would be screened behind the parapet.
Condition to restrict opening hours has not been	This was an error and should have been shown.

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shown	It is stated below:
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The following conditions to be included as recommended above:

The premises shall not be used by any take away customers except between the hours of:-

08.00 hours and 23.00 hours

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties

The development shall accord with submitted section drawing 2093-07B which shows no changes to the existing parapet.

Reason: To ensure the proposal is acceptable in terms of design and amenity.

Recommendation: Remains approval subject to the conditions set out in the Committee Report and detailed above.

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