



Planning Committee Supplementary

Wednesday 17 January 2018 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

Davidson and Shaw

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.

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

ITEM	WARD	PAGE
4. 79-83 ODDS, Kenton Road, Harrow, HA3 0AH (Ref. 17/3717)	Northwick Park	1 - 2
6. Land adjacent to Hindhurst Court and Hartgrove Court, Hay Lane , London NW9 0NJ (Ref. 17/4151)	Fryent	3 - 4
11. Joy House, 69-85 Rucklidge Avenue, London, NW10 4QA (Ref. 16/5066)	Kensal Green	5 - 6

Date of the next meeting: Wednesday 14 February 2018

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Agenda Item 03

Supplementary Information Planning Committee on 17 January, 2018

Case No. 17/3717

Location	79-83 ODDS, Kenton Road, Harrow, HA3 0AH
Description	Demolition of existing dwellinghouse and erection of a part three part four storey building comprising 39 self-contained flats (27 X 1bed, 8 x 2bed and 4 x 3bed) with associated basement car and cycle parking spaces accessed via new crossover off Rushout Avenue, bin stores, fencing and landscaping

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Additional Comments

- A previous objector provided additional comments
- Summary of additional comments:
 - No re-consultation was undertaken on the amended drawings
 - The revised plans show a ramp which will require party wall approval
 - Loss of privacy
 - The proposal would result in overdevelopment
 - 10% 3 bedroom units not satisfactory
 - Issues raised with regards to the additional traffic utilising Rushout Avenue
 - Draft decision notice has already been completed

Officer Comments:

The amended drawings incorporated minor alterations to the design of the proposed scheme. The amendments also included alterations to the basement car park, but utilising the same access to Rushout Avenue as initially proposed. Given the nature and scale of the changes, it was considered that re-consultation was not required. Party Wall matters cannot be covered under planning legislation and therefore are not a material planning consideration. A decision notice has been drafted setting out recommended conditions if consent is granted. The additional comments raised are covered within the committee report.

Clarification of disabled units

The applicant has provided details outlining which units will be allocated for disabled use.

Amended Third Floor Plan

An amended third floor plan has been submitted illustrating access to units 38 and 39.

Alteration within Committee Report

- (Page 42)The applicant has indicated that units 10, 21, 31 and 32 will be allocated for disabled purposes. (Page 49) Condition 4 should now state the following:

Units 10, 21, 31 and 32 shall be constructed to wheelchair accessible requirements (Building Regulations M4(3)) with intermediate units provided as fully adapted units and the remainder of units shall meet easily accessible/adaptable standards (Building Regulations M4(2)).

Reason: To ensure suitable facilities for disabled users and to future proof homes.

- (Page 49) Amended plans have been provided to illustrate access to units 38 and 39.

Document Imaged

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Ref: 17/3717 Page 1 of 2

Condition 2 should now state the following:

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

A001 Rev 00, A002 Rev 01, A100 Rev 00, A110 Rev 00, A111 Rev 00, A112 Rev 00, A200 Rev 01, A201 Rev 01, A202 Rev 01, A203 Rev 01, A204 Rev 01 (Received 15/01/2018), A205 Rev 01, A210 Rev 01, A211 Rev 01, A220 Rev 01, A221 Rev 01, A221 Rev 01, A223 Rev 01.

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

Recommendation: Remains approval, subject to the conditions set out within the committee report and alterations to those conditions as set out above

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Agenda Item 05

Supplementary Information Planning Committee on 17 January, 2018

Case No. 17/4151

Location	Land adjacent to Hindhurst Court and Hartgrove Court, Hay Lane , London NW9 0NJ
Description	Demolition of existing garages and erection of a three storey building to provide three self-contained flats (1x 1bed and 2x 2bed) with associated alterations including provision for car parking spaces, bicycle stores, bin stores, amenity space and soft and hard landscaping

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Alteration to tree proposals

The applicant has submitted revised plans replacing the proposed London Plane tree with a standard Hornbeam tree, as recommended by Brent's tree officer. As such, condition 8 is to be altered to remove the requirement to replace the proposed London Plane tree with a Hornbeam.

Definition of pedestrian access

The applicant has submitted a plan (576 017 P03D) to clearly show the means of pedestrian access to the site, which includes the use of existing pedestrian footways to fully prevent the need for residents of the development to walk across the car park to access the flats. As such, condition 9, requiring further details of pedestrian access, is to be removed from the decision notice.

It is recommended that the approved plans condition (condition 2) is updated to include reference to the updated site plan - 576 017 P03D.

Additional Environmental Health Considerations

Since the publishing of the committee report, considerations made by Regulatory Services have been sent to your officers. Of the matters raised, your officers consider it appropriate to add the following conditions to the consent:

- Requirement for the submission of a Construction Management Statement in the interests of limiting detrimental environmental impacts of construction:

Prior to the commencement of the development (including demolition works) a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development. The development shall be carried out strictly in accordance with the agreed details.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance.

- Requirement for details of boilers to be submitted to ensure emissions are appropriately limited:

Prior to the installation of any heating plant, the applicant shall submit the details of the proposed boilers to the Local Planning Authority and demonstrate that the emissions of oxides of nitrogen (NOx) are as low as reasonably practicable for that class of boiler. The details shall be approved in writing by the Local Planning Authority and implemented in accordance with the approved details prior to occupation of the development.

Reason: To protect local air quality, in accordance with Brent Policy DMP1.

Clarification on inaccurate/incorrect information within the committee report

- (page 82) It is to be clarified that the reference to 'flats - social rent' within the monitoring table is not strictly correct, as the proposal is for affordable rented flats rather than socially rented flats.

- (page 84) It is stated that the public exhibition was held by the applicant at St Sebastian and St Pancras RC Church on Kings Drive, Wembley. It is to be clarified that while the public exhibition was held at this church, the church is actually located on Hay Lane in Kingsbury and not on Kings Drive in Wembley as stated.
- (page 88, para 33) It is incorrectly stated that four further spaces will be available along the access drive to Hindhurst Court bringing the total number of parking spaces to 42 - it is to be clarified that 38 spaces are to be provided in total, 17 of which will be in the car park for Hindhurst Court, and 3 of those spaces will be available along the access drive to Hindhurst Court.
- (page 88, para 37) It is incorrectly stated that bicycle storage is located to the rear of Hindhurst Court. The storage is actually located to the rear of Hartgrove Court.

Recommendation: Remains approval, subject to the conditions set out within the committee report and alterations to those conditions as set out above

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Agenda Item 11

Supplementary Information Planning Committee on 17 January, 2018

Case No. 16/5066

Location	Joy House, 69-85 Rucklidge Avenue, London, NW10 4QA
Description	Continued use of the building as a 49-bedroom (116-bed) hostel for the homeless (Sui Generis), for a temporary period of 3 years

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1. Further representation

1.1 Emails were received from the Rucklidge Avenue Residents' Association and from Cllr Hector stating that both they and the local ward Councillors were not informed of the application.

1.2 The application was validated in December 2016. Following validation the three local ward Councillors and the Rucklidge Avenue Residents' Association were formally consulted on the 23rd of January 2017. No objections have been received from these parties since the consultation letters were issued in January 2017.

1.3 The scheme has not changed since residents, the local Councillors and the residents association were originally consulted.

Recommendation: Remains approval subject to conditions

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