



Planning Committee Supplementary

Wednesday 14 February 2018 at 7.00 pm

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

Membership:

Members

Councillors:

Marquis (Chair)
Agha (Vice-Chair)
S Choudhary
Colacicco
Daly
Hylton
Maurice
Moher
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

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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

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.	17/0837 1-8 Capitol Industrial Park, Capitol Way, London, NW9 0EQ	Queensbury	1 - 2
5.	17/4747 Land rear of 12-14 St Andrews Avenue, St Andrews Avenue, Wembley	Northwick Park	3 - 6
6.	17/4857 St Margaret Clitherow RC Primary School, Quainton Street, London, NW10 0BG	Welsh Harp	7 - 8
7.	17/4877 Land to the South West of Olympic Way/Fulton Road Junction, Olympic Way, Wembley, HA9	Tokington	9 - 10

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Agenda Item 04

Supplementary Information Planning Committee on 14 February, 2018

Case No.

17/0837

Location	1-8 Capitol Industrial Park, Capitol Way, London, NW9 0EQ
Description	Demolition of the existing buildings and the redevelopment of the site to provide six buildings ranging between four to nine storeys and eight three storey mews houses, and the erection of a two storey commercial building, providing a total 4,051m of flexible commercial floorspace (B1(a),(b) and (c), B8, D2 and A3) across the site and 414 residential units including a mix of studio, 1, 2 and 3 bedroom units with associated basement car parking, cycle storage, plant and shared external amenity space and landscaped courtyards at ground floor level, and other ancillary works.

Agenda Page Number: 29

It was set out in the Committee Report that extensive consultation was undertaken early in the application process, with site notices put up, 650 consultation letters sent initially and a further 278 sent around 1 1/2 months later. However, it also set out that the application was not advertised in the press until late in the application process and the consultation period for this is due to end on 21 February. It went on to say that the application be re-reported and re-considered by the planning committee if further objections were received following a committee resolution that raised material planning considerations that were not discussed within the committee report.

However, officers now recommend that the application is deferred until the following planning committee meeting to allow the conclusion of the press notice consultation period prior to the relevant planning committee meeting.

Recommendation: That this application is deferred to the 14 March Planning Committee meeting.

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Agenda Item 05

Supplementary Information Planning Committee on 14 February, 2018

Case No. 17/4747

Location	Land rear of 12-14 St Andrews Avenue, St Andrews Avenue, Wembley
Description	Erection of 3 two storey detached dwellinghouses to rear of 12 and 14 St Andrews Avenue, with provision for 4 car parking spaces, cycle and bin storage, installation of new service road between 12 and 14 onto St Andrews Avenue and associated landscaping

Agenda Page Number: 71-90 (Item 5)

Further information and clarification has been provided following members' site visit on 10 February 2018.

Vehicle access

Members queried the precise dimensions for the length and width of the access. These are shown on the Proposed Site Plan. The access is 3.5m wide throughout and has a length of 28m from the boundary with the public footway to the rear boundaries of the existing houses Nos 12 and 14. Space for bin storage is provided to the side of the existing houses and would not encroach onto the access.

Regarding access for emergency vehicles including fire engines and ambulances, the access could accommodate ambulances. It is not expected to accommodate fire appliances (particularly as they couldn't turn at the end) and, as set out in the committee report, a sprinkler system and/or dry riser would be required to ensure compliance with fire safety requirements and Building Regulations as the houses would not be entirely within a 45m distance from the road, which is the extent of fire hose access. The London Fire Brigade confirmed that in principle they accept the use of sprinkler systems in such circumstances.

Although the access is not wide enough for two cars to pass, Transportation consider this to be acceptable in this case as the occasions when two cars would meet would be very rare. Cars would need to wait on St. Andrews Avenue or in the parking area (and if they've both started their journey along the drive, one would need to reverse). However, St. Andrews Avenue is a quiet local residential access road, so occasional reversing out into the road or waiting on the road would not cause a highway concern. Furthermore, there is adequate turning space within the parking court if cars need to reverse, so it would not be necessary to reverse onto or wait on St Andrews Avenue.

Members queried arrangements for external lighting and security. The applicant has confirmed that low level hooded lighting will be provided to BS 5489:2013 standards. Condition 14 requires prior submission and approval of any lighting to be installed, however the condition wording is proposed to be amended to require details of a lighting scheme and of any security measures, to limit light spill and also to ensure for safe access.

The revised wording is as follows:

"Prior to commencement of development, details of an external lighting scheme and a Secure by Design report shall be submitted to and approved by the local planning authority. The lighting scheme shall be designed to limit light spill and provide for safe access to the site at all times. The Secure by Design report shall set out details of the applicant's consultation with the Metropolitan Police Secure by Design officer and will show consideration of their recommendations. The lighting scheme and any additional Secure by Design features shall be implemented as approved in full prior to first occupation of the development hereby approved and thereafter retained.

Reason: In the interests of safety, amenity, convenience and preventing crime and fear of crime."

Boundary treatments around the parking court and the side boundary with No 10 are marked on the Proposed Site Plan as 'mixed hedge either side of an acoustic sound reduction fence' and there would be standard 1.8m fences to the side boundaries of the retained gardens of Nos 12 and 14. Further details of boundary treatments would be required by Condition 10.

Access for construction vehicles could be controlled through the Construction Method Statement, which is

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Ref: 17/4747 Page 1 of 4

required in Condition 6. This condition is proposed to be amended to specifically refer to construction access, storage of materials, contractor parking and wheel washing. The recommended revised text is as follows:

“Prior to the commencement of the development (including demolition works) a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority outlining measures that will be taken to control construction traffic movements, dust, noise and other environmental impacts of the development. The Plan shall include a programme of works, site plans for each stage of the works marking out areas for unloading and storage of materials, contractor parking and wheel washing facilities, and anticipated construction traffic movements. The development shall be constructed in accordance with the approved details.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance. In the interests of the safety of other road users and the free flow of traffic.”

The existing houses at Nos 12 and 14 would be affected by the demolition of the garages and construction traffic. Any potential damage to those properties that may accidentally occur during construction cannot be controlled through planning.

Neither of the houses have flank elevation habitable room windows and the number of movements along the access would be minimal. Any disturbance associated with the end use would not have an undue impact on those properties (considerably less than that experienced by houses on corner plots which have a side road running along their side boundary). Both houses would gain a side gate into their rear gardens and a parking space on the frontage to compensate for the loss of the garage.

Bin storage is shown on the Proposed Site Plan. As set out in the committee report, Officers have discussed the storage and collection arrangements with Waste Services and Veolia, and they have confirmed that this arrangement is acceptable.

Impact on trees

A total of 13 trees would be lost including two Category B (moderate quality) trees, with the remainder being of low quality (Category C). These are primarily trees on the side boundary with No 19 Lothian Close and in the area required for the access and parking court. The tree officer has accepted the loss of the trees subject to replacement tree planting, details of which are specified in Condition 10. These are shown in the additional Drawing 31B.

Relationship with neighbouring properties

The Proposed Site Plan shows the location of the development in relation to neighbouring properties and indicates separation distances between the houses and the rear boundaries and rear windows of Nos 12 and 14. As set out in the committee report all of these distances comply with the requirements of SPG17 and draft SPD1.

The Proposed Block Plan also shows relationships with other neighbouring properties including Elmwood Court to the north and 20 Lothian Close to the west. These also comply with the requirements of SPG17 and draft SPD1.

An additional drawing 32B has been provided, annotated with distances to all neighbouring properties.

Balconies are proposed at the rear and these would enhance the amenity space provision. Views from the balconies would primarily be of the parking courts and garages of Elmwood Court, with views onto the flats at Elmwood Court only from over 20m distance and at oblique angles. There would be no undue overlooking to the sides as the balconies would be fully recessed and thus screened to both sides. The proposal therefore would not result in undue levels of over-looking.

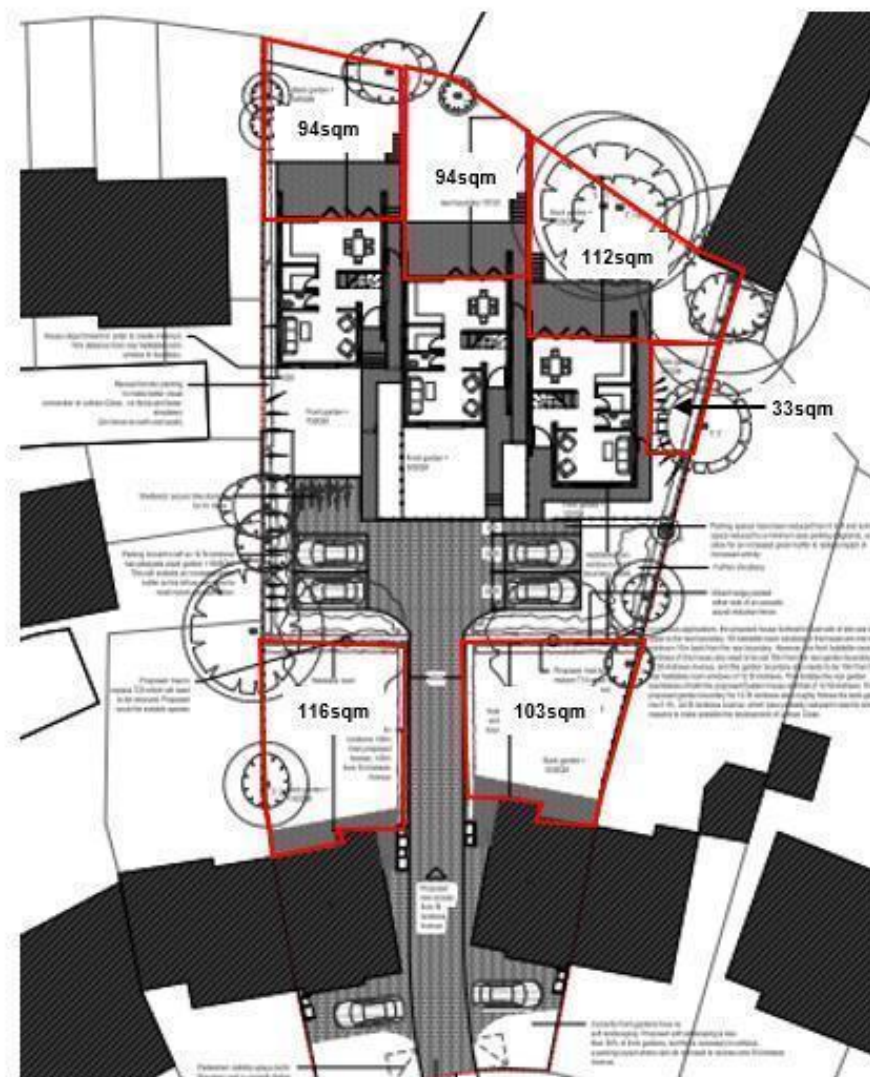
Three section drawings have been provided to show the relationship with the houses on St Andrews Avenue. These have been revised to show that the three proposed houses would all be well within 30 degree and 45 degree lines of neighbouring properties and their boundaries (Drawings 33B, 34B and 35B).

Amenity space

The Proposed Site Plan is annotated to show garden sizes and these are as follows:

House 1: 94sqm rear garden, 75sqm front garden
 House 2: 94sqm rear garden, 50sqm front garden
 House 3: 112sqm rear garden, 33sqm side garden, 31sqm front garden
 (The rear gardens include patios which are partly set in above the first floor)
 No 12 St Andrews Avenue: 103sqm rear garden
 No 14 St Andrews Avenue: 116sqm rear garden

See diagram below for rear garden layouts. These all exceed the required 50sqm for 3bed and larger properties.



Quality of accommodation

As set out in the committee report, the internal floorspace exceeds minimum standards with floorspace figures as follows:

Ground floor	53.5sqm (including kitchen / diner 21sqm and living room 16sqm)
First floor	53.5sqm (including bedroom 1: 18sqm plus ensuite, bedroom 2: 11sqm, bedroom 3: 10.6sqm)
Total floorspace	107sqm

Minimum standards require 11.5sqm for double bedrooms and 7.5sqm for single bedrooms. The two smaller

bedrooms would be considered to be generously sized single bedrooms. The minimum floorspace required for a 3bedroom 4person two-storey property is 84sqm, and the proposal would exceed this significantly.

Management and condition of existing site

The condition of the site is not a planning consideration. While the redevelopment of the property would result in the unkempt appearance of this land being improved, this cannot affect the consideration of this application (either in a positive or negative fashion).

Approved plans

These have been amended as set out above and are as follows:

2651-T-001 - Topographical survey

1 - Location plan

2 - Existing block plan

3 - Proposed block plan

1A - Proposed site plan Revision 1

6 - Proposed ground floor plan

7 - Proposed first floor plan

8 - Proposed roof plan

14 - Proposed south front elevation

15 - Proposed west side elevation

16 - Proposed east side elevation

17 - Proposed north rear elevation

2a - Proposed site section A-A Revision 1

31b – Trees to be removed

33b - Proposed site section B-B Revision 1 - Angles

34b - Proposed site section C-C Revision 1 - Angles

35b - Proposed site section D-D Revision 1 - Angles

BS5837 Arboricultural Report, Tree Constraints Plan & Arboricultural Impact Assessment (Crawshaw Arborcare Ltd, December 2017)

Recommendation:

Remains to Grant Permission, with amendments to Conditions 2, 6 and 14, as set out above.

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Agenda Item 06

Supplementary Information Planning Committee on 14 February, 2018

Case No.

17/4857

Location	St Margaret Clitherow RC Primary School, Quainton Street, London, NW10 0BG
Description	Phased demolition of existing single storey brick and timber school building and construction of new two-storey brick building to contain school hall, kitchen, classrooms and ancillary support spaces

Agenda Page Number: 91 - 112

Further information in relation to refuse storage and collection

Since the publishing of the committee report, the applicant has submitted additional information in relation to refuse. The following clarifications have been provided:

- The school's existing bin store has been shown on an alternative location plan. The existing bin store is in a very similar position to the proposed bin store, immediately alongside the boundary with no. 15 Cambridge Close, albeit slightly further to the east and alongside a part of the garden that is further from the rear elevation of 15 Cambridge Close than the current proposal. The existing bin store is not enclosed.
- The proposed site plan has been updated to provide more information on the proposed bin store alongside the new school building. The updated site plan clearly shows that the proposed bins are to be within an enclosed store.
- The landscape access, circulation and boundaries plan has been updated to indicate the route from the bin store to the bin collection point outside of the school main entrance. The plan's annotation confirms that general waste collections are made on Thursday mornings and recycling collections are made on Tuesday mornings. The plan clearly identifies boundary separations within the site and access gates which shows that the proposed playground area containing pupils' recreational space between teaching sessions is to be contained within a secure weld mesh fence, meaning that both the bin storage and collection areas are not accessible to pupils during school hours. The plan clearly clarifies the arrangement for bin collections and provides sufficient assurance that this will not interfere with school activities.
- A new drawing showing the design intent for the timber enclosure to the bin store has been submitted. The information confirms that the enclosure will be lockable with double leaf gates and that the store will not be higher than the retained fence along the boundary with no. 15 Cambridge Close, alleviating any concerns about amenity impact. The enclosure of the bin stores is likely to significantly mitigate any refuse related nuisance experienced by neighbours.

In light of the above additional information on the bin store arrangements, it is recommended that the following conditions are updated:

- Change to condition 2 (approved plans) to account for the three revised plans and one new plan provided to clarify refuse arrangements.
- Removal of condition 11 (details of servicing for refuse to be submitted) since all relevant information has now been submitted and approved upfront.

Update on Environmental Health Consultation

As was the case during the publishing of the committee report, comments are yet to be received in relation to the Construction Method Statement or the Environmental Noise Assessment by Council colleagues in Regulatory Services. The specific requirements of conditions 8 and 9 are contingent on whether these submitted details are deemed acceptable by Brent's regulatory services team, and the details of the reports

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Ref: 17/4857 Page 1 of 2*

will either be secured within the conditions or required to be updated with revised submissions. The decision on the application will not be formally given until the appropriate consultation has been received from Regulatory Services and the conditions have been updated accordingly.

Recommendation: Remains approval, subject to the conditions set out within the committee report

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Agenda Item 07

Supplementary Information Planning Committee on 14 February, 2018

Case No. 17/4877

Location	Land to the South West of Olympic Way/Fulton Road Junction, Olympic Way, Wembley
Description	Erection of a food and beverage and retail mall to provide restaurant/café, drinking establishment and shop units (use classes A1/A3/A4), an event space (use class D2), external food units (use class A5), ancillary management and storage units, associated servicing areas, provision of cycle parking and placement of signage for a temporary period of 10 years

Agenda item 7, page 113-148

Following publication of the committee report and agenda, the applicant has provided a plan ('Cycle Provision' drawing no. BPW-BDP-(SK)AP035 Rev.P02 dated Feb 18) showing the location of staff cycle parking spaces which meets the requirements of the Council's Transportation team. This plan is therefore proposed to be included within the approved drawings list and as such condition 19 is no longer required.

Following discussion with the applicants, the following amended wording of condition 24 has been proposed, because the applicants have stated that the originally proposed wording was less specific and was therefore hindering their attempts to secure funding for the screens on the exterior of the building:

The screens/wrap on the exterior of the building shall be operated in accordance with the Boxpark Screens/Wrap Operational Strategy hereby approved. A review of the Screens/Wrap Operational Strategy in relation to the southern elevation, with regard only to luminance levels and 'moving graphics' (that is, graphics which change more often than every five seconds), shall be submitted to the Local Planning Authority within 6 months of the first residential occupation of development NW07/08, and approved by the Local Planning Authority within 9 months. Any mitigation recommendations within the approved review shall be completed within 3 months of the date of the approval of those measures, or in accordance with a programme approved by the Local Planning Authority.

Reason: To ensure that there is an opportunity to review the suitability of the Screens/Wrap Operational Strategy, in the light of any feedback received from neighbouring residential occupiers, and/or to ensure the protection of nearby residential amenity.

Recommendation: Remains approval subject to the conditions set out in the Committee report, but with amendments to the wording of condition 24 and the removal of condition 19, as set out above.

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