



Planning Committee - Supplementary

Wednesday 10 October 2018 at 6.00 pm
Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Denselow (Chair)
Johnson (Vice-Chair)
Chappell
Colacicco
Hylton
Lo
Maurice
Sangani

Substitute Members

Councillors:

Abdi, Ahmed, S Butt, Dar, Ethapemi, Kabir,
W Mitchell Murray and Patterson

Councillors

Colwill and Kansagra

For further information contact: Joe Kwateng, Governance Officer
joe.kwateng@brent.gov.uk; 020 8937 1354

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 5.00pm in Boardrooms 7 and 8

Please note this meeting will be filmed for live broadcast on the Council's website. By entering the meeting room you will be deemed to have consented to the possibility of being filmed and to the possible use of those images and sound recordings for webcasting.

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 significant enough to affect your judgement of a public interest and either it affects a financial position or relates to a regulatory matter then 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 of 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 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 is the subject of a registrable personal interest.

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

ITEM	WARD	PAGE
3. 18/2335 Byron Court Primary School, Spencer Road, Wembley, HA0 3SF	Northwick Park	1 - 2
6. 18/2183 Car Park North East of Morrisons, Honeypt Lane, NW9 & Vacant Land at the junction of Westmoreland Road, NW9 and Cumberland Road, Stanmore, HA7	Queensbury	3 - 4

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Agenda Item 03

Supplementary Information Planning Committee on 10 October, 2018

Case No. 18/2335

Location	Byron Court Primary School, Spencer Road, Wembley, HA0 3SF
Description	Installation of 3G sports pitch on the south side in place of the grassed sports field of Byron Court Primary School

Agenda Page Number: 15-32

Since the committee report was written, four additional objections have been received in relation to the development proposal. These objections were received between the 20th September and the 3rd October. Three of the comments have been made by properties whose occupiers submitted previous comments earlier in the application period. One of the additional objections has been received from a property whose occupiers did not previously submit comments. As a result, the total number of objections received has increased from 1 Councillor and 29 occupiers to 1 Councillor and 30 occupiers. The comments received do not change your officers recommendation to grant consent.

The additional comments raised the following concerns:

Concerns previously raised and addressed within the committee report

- Loss of privacy for surrounding houses
- Inadequacy of parking capacity for community use of the pitch
- General traffic generation
- Noise and disturbance resulting from use
- Loss of property value
- Why was the application not made at the time of the school expansion application?
- Work appears to have already commenced
- The site is overdeveloped
- The grassed area is necessary for drainage and as a soft area for child play.

New concerns raised

- The ecology report fails to appreciate the real value of open urban areas and attempts to apply rural ecology expectations to an urban area and includes inaccuracies with regards to the discussion of bat species.
- The ecology report appears to have been written with the developer's interests in mind rather than that of the site's ecology.

Officers would respond to the new concern raised as follows:

- the ecology report was produced by suitably qualified persons and carried out in line with an appropriate and recognised methodology. Having considered the information provided within the report, it is considered that the loss of ecological value (identified as being negligible) on site would not outweigh the benefit of the 3G pitch in terms of enabling play and providing additional community facilities.
- Your officers would highlight that the proposed wildlife area within the school and the substantial hedgerows along the edges of the school site are to be retained and that the ecology consultants did identify these areas as higher value areas for local significant wildlife species

Recommendation: Continue to grant subject to the conditions set out in the committee report

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Agenda Item 06

Supplementary Information Planning Committee on 10 October, 2018

Case No. 18/2183

Location	Car Park North East of Morrisons, Honeypot Lane, NW9 & Vacant Land at the junction of Westmoreland Road, NW9 and Cumberland Road, Stanmore, HA7
Description	Erection of three buildings at 4, 5, and 7 storeys providing 194 residential units (76 x 1 bed, 75 x 2 bed and 43 x 3 bed), 60 car parking spaces (including disabled parking spaces), private and communal landscaped amenity areas, landscaped podium deck, secure cycle parking, recycling and refuse stores, access improvement and other associated developments

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Discrepancy in committee report regarding number of car parking spaces within Morrisons car park

The 'existing' section on page 91 of the committee report (originally provided to members) did not correctly clarify the number of car parking spaces that would be lost as a result of the development and the number of spaces that would therefore remain if the development were to be built. However, the public version of the committee report (which has been available on Brent Council's website for the past week) does reflect the correct number of car parking spaces in relation to this point. Members are therefore advised to refer to the website version of the committee report in respect of this point. The two versions of the committee report are otherwise identical. For clarity, the development is proposed to occupy 160 of the existing car parking spaces within Morrisons, reducing the overall provision to 405 spaces.

Discrepancy in relation to habitable room numbers proposed

The table clarifying habitable room numbers within paragraph 30 of the report is incorrect. For clarity, please refer to the table below which correctly reflects habitable room numbers within the development. The table above the habitable room table, which clarifies the number of units and the tenure of said units (also part of paragraph 30), is correct and remains unchanged.

Habitable Rooms	Number	Affordable Rented	%	Intermediate	%	Total %
Total	552	135	24.4	59	16.4	35.1

Alteration to heads of terms

Part 10c of the heads of terms in respect of the s106 agreement is to be altered. This head of term currently reads as follows: **"the establishment of a 20mph limit zone with associated traffic calming"** but is instead proposed to read as follows: **"the establishment of a 20mph limit zone with associated traffic calming, unless the Council subsequently confirms in writing that such works will not be required"**. This caveat provides flexibility for the development to proceed if other statutory processes associated with the introduction of a 20mph zone are subject to delays or do not proceed in a timely manner. Your officers are confident that the 20mph zone can be introduced within the timescale of the development, however the caveat gives the developer reasonable flexibility (subject to the Council's reasonable discretion) to not implement these works if events beyond the developer's control preclude the viable delivery of such works.

Expansion of condition 3

As referenced in paragraph 42 of the committee report, the applicants have been in the process of redesigning habitable room windows in the southern elevation of the development to project out from the facade, enabling side outlook and protecting the outlook to the Morrisons site (so as not to prejudice any future redevelopment of the Morrisons site). Plans showing this change have not been received and condition 3 will therefore be expanded to enable both the obscure glazing of secondary windows and the submission and approval of revised details showing suitable projecting (oriel) window arrangements of the primary habitable room windows along

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this facade.

Recommendation: Continue to grant permission, subject to planning obligations set out in the committee report and the additional condition and alteration to the heads of terms specified above

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