



Planning Committee - Supplementary

Wednesday 10 April 2019 at 6.00 pm

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

Membership:

Members

Councillors:

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

Substitute Members

Councillors:

Ahmed, Dar, Ethapemi, Kabir, Kennelly, Lo,
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 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. 18/4199 Alperton House, Bridgewater Road, Wembley, HA0 1EH | Alperton | 1 - 2 |
| 5. 18/3603 124 Purves Road, London, NW10 5TB | Kensal Green | 3 - 4 |

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Agenda Item 3

Agenda Item 03

Supplementary Information Planning Committee on 10 April, 2019

Case No.

18/4199

| | |
|-------------|--|
| Location | Alperton House, Bridgewater Road, Wembley, HA0 1EH |
| Description | Demolition of the existing buildings and construction of 4 buildings ranging in height from 14 to 23 storeys, comprising 474 residential units at 1st to 23rd floors (140 x 1-bed, 263 x 2-bed and 71 x 3-bed), mixed commercial use at ground and part 1st floor including a new public house (Use Class A4) retail floorspace (Use Classes A1, A2, and/or A3), workspace (B1b/c), and an office (B1a), together with associated public realm improvements; soft/hard landscaping; creation of a canal side walkway, new access arrangements, car and cycle parking; servicing, refuse and recycling facilities |

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Consultations

A further objection was received from One Tree Hill Residents' Group (part of Wembley and Alperton Ward Residents' Association, WCARA) on 8 April 2019. The matters raised have already been reported and discussed within the main committee report.

Housing mix and affordable housing

Paragraph 29 states that the proposal does not include any public funding, and that the GLA requests that sources of public funding are explored with a view to maximising affordable housing provision. Following publication of the committee report, further discussions with the applicant have secured agreement on a Benchmark Land Value of £26.328m for the site and other key inputs to the viability review, and the applicant has confirmed that the scheme would include £7.484m of grant funding. This approach reflects the emphasis in adopted and emerging London Plan policies on using public funding where available, and any additional surplus would be identified through the viability review mechanism.

Trees, biodiversity, landscaping and relationship with Canal

Committee members requested further information on trees and biodiversity during the members' site visit on 6 April 2019.

Existing biodiversity potential has been assessed in a Preliminary Ecological Appraisal, summarised in paragraph 72. Small areas of butterfly bush, Japanese knotweed (both invasive species) and ornamental planting, scattered trees and the public house beer garden were observed on site, and the removal of invasive species was highlighted as being positive in terms of biodiversity. No evidence of protected or notable habitats or species was found, although further surveys to identify any bat roosts would be required by condition. If evidence of bat roosts were to be found, mitigation measures such as providing replacement roosts could be carried out under a Natural England licence.

The proposal would significantly increase the amount of soft landscaping across the site, and a detailed landscaping scheme including bird and bat boxes and wildlife sensitive lighting, would be required by condition. Overall your officers consider that the ecological status of the site would be enhanced through the proposal.

Paragraph 75 summarises the Arboricultural Impact Assessment submitted. The two mature willow trees (T1 and T6) are the only existing trees of moderate value and are located near the canalside, together with smaller low value trees and shrubs within the canopy of the willows (T2, S3, S9, T10, T11, S12). Two semi-mature grey poplar trees (T7 and T8) are growing along the fence between Alperton House and the existing public house, and are recommended for removal due to their damaged condition. S13 is a shrub group along the canalside on the western site boundary and includes Japanese knotweed. Three trees form G14, a group to the south of the public house by the road frontage, and R5 is a formally maintained hedge in front of the public house by the road frontage. These trees would need to be removed to facilitate the development and associated landscaping (the Executive Summary of the document refers to the loss of six trees, however the main body of the document refers to the loss of seven trees, of which T11, a common

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pear tree of low value, is not identified for removal in the Executive Summary. T4 is outside the site by the road frontage to the north, and would be retained.

Extensive new tree and shrub planting is proposed as part of the landscaping scheme, as noted in paragraph 76. These would be located on the street frontage, on the main pedestrian route to and along the canalside, as part of the canalside amenity space, in the amenity areas between Blocks B and C, and as part of roof gardens. Further details including proposed species and locations would be required as part of the detailed landscaping scheme, and the tree officer would be consulted again at this stage.

Recommendation: Remains to grant permission subject to s106 agreement and conditions as recommended in main report.

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Agenda Item 5

Agenda Item 05

Supplementary Information Planning Committee on 10 April, 2019

Case No.

18/3603

| | |
|-------------|---|
| Location | 124 Purves Road, London, NW10 5TB |
| Description | Proposed two-storey, two bedroom dwellinghouse with a lower ground floor at the rear of 124 Purves Road with associated amenity space, allocation of private amenity space for existing flats of 124 Purves Road with raised ground level and provision of refuse & recycling storage |

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Response to members query regarding Basement SPD

The application includes a basement extension which accommodates the two bedrooms. Brent's Basement SPD states that basements should be no wider than the original house, extend further than 3m from the rear of the property and should not involve the excavation of more than 1 storey. Furthermore, in relation to lightwells it states that these should project no more than 800mm or half the length of the front garden.

The basement is the width of the proposed house, and primarily one-storey deep (albeit with a slightly lowered ground floor level). The proposed basement does project to the front of the property and thus would not fully comply with the Basement SPG. Nevertheless, the dwelling is contemporary in its approach, with the basement forming part of its design rather than being a later addition. Furthermore, the dwelling is in a more isolated location, and as such would not be read in the context of the more consistent character of Purves Road. It should also be noted that as the lightwell would be set behind the newly proposed boundary treatment, reducing its visibility from street level. The basement is therefore considered acceptable in this instance.

Recommendation: Remains approval subject to conditions

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