



Supplementary Planning Committee

Wednesday 18 December 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
Hylton
Mahmood
Maurice
Sangani

Substitute Members

Councillors:

Ahmed, Dar, Ethapemi, Kabir, Kennelly, Lo and
W Mitchell Murray

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
4.	19/0395	1 Olympic Way, Wembley, HA9 0NP	Tokington	1 - 2
6.	19/0834	162 Willesden Lane, Kilburn, London, NW6 7PQ	Brondesbury Park	3 - 4

Date of the next meeting: Wednesday 22 January 2020

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Agenda Item 4

Agenda Item 04

Supplementary Information Planning Committee on 18 December, 2019

Case No.

19/0395

Location	1 Olympic Way, Wembley, HA9 0NP
Description	Erection of upto 7 storey roof top extension to the existing building to create 90 flats; erection of a rear extension to existing building to create a new 15 storey block (including a 2 storey under-croft for vehicular and pedestrian access) to create 26 flats, conversion of existing 8th floor office space to create 3 flats, creating a total of 119 self-contained flats; infilling of ground floor undercroft of existing building to form new ground floor uses comprising retail floorspace (A1, A3, A4) and office floorspace (B1), creation of first floor podium above existing car parking space to provide a landscaped amenity space for residents with associated cycle and refuse storage, creation of public access alongside Wealdstone Brook and refurbishment of existing building facades to No. 1 Olympic Way (including replacement of windows) (Revised description)

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Officers intend to add clarity to condition 20 (external materials) to make it clear that a schedule of improvements to the external facade of the building would be expected to apply across the whole building, and not just across the upper floors which form the proposed extensions.

The following sentence (in **bold**), is proposed to be added to the condition wording to address this:

*"Details of materials for all external work, including samples which shall be made available for viewing on site, shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing above ground level. **The submitted details shall include an indication of the external material treatment across the entirety of the facades of the building, including the lower levels of the building where the internal uses are subject to a separate consent.** The work shall be carried out in accordance with the approved details."*

Recommendation: Continue to grant, subject to the conditions and s106 obligations as set out in the committee report, and subject to a Stage 2 referral to the Greater London Authority.

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Agenda Item 6

Agenda Item 06

Supplementary Information

Planning Committee on 18 December, 2019

Case No.

19/0834

Location	162 Willesden Lane, Kilburn, London, NW6 7PQ
Description	Demolition of existing residential building comprising 10 flats and construction of a part 4-storey and part 5-storey residential block plus basement comprising 18 self-contained flats with associated car parking, cycle storage and landscaping.

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Trees and Landscaping

As set out within the main report, adopted policies seek to address the issue of climate change by ensuring that developments mitigate potential impacts through such measures as minimising CO2 emissions and improving energy efficiency, minimising water consumption and water runoff, and through urban greening.

In relation to the existing and proposed landscaping, it has been acknowledged that notwithstanding the two TPO's trees at the rear of the site, the remainder of the vegetation cover consists of low quality trees. Although not worthy of protection, either individually or as a group, these trees do provide a useful screen and potential wildlife habitat. The development will result in the removal of 20 trees but due to the footprint of the proposed building, only 14 trees can be re-provided within the site.

To ensure that there would be no net loss of trees as a result of the development and in recognition of the Council's climate change policies, the Applicant has agreed to make a financial contribution towards the provision of 6 street trees, to be planted within the vicinity of the development. A contribution of £15,000 (£2500 per tree) will be secured as an obligation within the s106 Agreement and will secure advanced nursery stock trees, maintenance for up to 3 years, and tree pit finishes. Their location will be subject to underground utilities checks.

Planning Conditions

Members are advised that the proposed legal obligation to ensure that the developer is a member of the Considerate Constructors Scheme will now be secured as a planning condition. The Planning Practice Guidance advises that where the same objective can be met using either a condition or planning obligation, the LPA should use a condition.

Recommendation:

Remains approval subject to the conditions set out in the Committee report and the completion of a satisfactory Section 106 agreement with the additional obligation as set outlined above.

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