



## Supplementary Planning Committee

**Wednesday 22 July 2020 at 6.00 pm**

This will be held as an online virtual meeting

Details on how to access the link in order to view proceedings will be made available online via the following link: [Democracy in Brent](#)

### 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](http://democracy.brent.gov.uk)**

**Members' virtual briefing will take place at 5.00pm.**

**The press and public are welcome to attend this as an on online virtual meeting. The link to attend and view proceedings will be made available online via the following link: [Democracy in Brent](#)**

## **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

<b>ITEM</b>		<b>WARD</b>	<b>PAGE</b>
4.	19/4444 Unit 2, 2 Lowther Road and Units 3, 4 & 4A Lowther Road, Stanmore, HA7 1EP	Queensbury	1 - 2
5.	20/0568 Aneurin Bevan Court Garages, Coles Green Road, London	Dudden Hill	3 - 4
7.	19/1388 Claremont High School, Claremont Avenue, Harrow, HA3 0UH	Kenton	5 - 6

**Date of the next meeting:            Wednesday 12 August 2020**

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# Agenda Item 4

## Agenda Item 04

### Supplementary Information Planning Committee on 22 July, 2020

Case No. 19/4444

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Location	Unit 2, 2 Lowther Road and Units 3, 4 & 4A Lowther Road, Stanmore, HA7 1EP
Description	Demolition of existing buildings and redevelopment of the site to provide a part -2, part-4 and part-6 storey plus basement development comprising self-contained residential units (use class C3) and commercial floor space (Use class B1c) together with associated private and communal space, car parking and cycle storage and public realm improvements (amended description) subject to Deed of Agreement dated xx xx 2020 under Section 106 of the Town and Country Planning Act 1990.

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#### Employment floorspace

As noted in paragraphs 6 and 8 of the main report, the proposed floorspace of 1,637sqm represents a 6% increase over the existing floorspace of 1,541sqm. The industrial capacity of the site (65% of the 0.21ha site area) is actually 1,365sqm, but within paragraph 6 of the main report states that it is 1,345sqm. Paragraph 8 states that the proposed floorspace represents a 22% increase over the industrial capacity, whereas the correct figure is 20%.

The proposal is compliant with the requirement in Brent's draft Policy BE2 to increase employment floorspace across the site allocation. In the context of this policy, the industrial capacity of the site is a less important measure although it does give an indication of how the employment floorspace has been effectively optimised on this site, and the proposal represents an increase over both the existing floorspace and the industrial capacity.

#### Affordable housing

The affordable housing offer is assessed in paragraphs 20 - 25 of the main report, however the following paragraphs provide further context for the level of affordable housing proposed.

The site is in existing industrial use and is capable of being let to industrial tenants in its current condition. The income generated by the existing use increases the benchmark land value of the site (compared to, for example, a site that is vacant and has been cleared for redevelopment). In terms of sales values, the site is in an area of relatively low values (residential sales values are typically around £600 per square foot, whereas in other parts of the borough over £700 per square foot could be achieved). The combination of these two factors affects the viability of potential schemes and means that achieving a higher proportion of affordable housing would be difficult on this site.

As noted in paragraph 21 of the main report, the Council's review of the applicant's Financial Viability Appraisal (FVA) concluded that the scheme as proposed would deliver a deficit of £579,195. This was based on assumptions that officers consider to be reasonable, including 17.5% profit on private residential sales.

Sensitivity analysis has shown that the scheme would be in deficit even if no Affordable Housing was proposed. However, the level of deficit would be lower (£48,000). As such, while the scheme cannot viably deliver any Affordable Housing, the applicant has chosen to provide seven shared ownership homes. As such, the provision would deliver more than the maximum reasonable proportion of Affordable Housing and would accord with planning policy in relation to the Affordable Housing provision.

**Recommendation: Remains to Grant Permission subject to a section 106 agreement and conditions as set out in the main report.**

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# Agenda Item 5

## Agenda Item 05

### Supplementary Information Planning Committee on 22 July, 2020

Case No. 20/0568

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Location	Aneurin Bevan Court Garages, Coles Green Road, London
Description	Demolition of garages and erection of a three storey building comprising 9 self-contained flats; provision of waste storage, car and cycle parking with amenity space and associated landscaping

#### Agenda Page Number: 83 - 102

#### Garages

A query was raised regarding the use of the garages. At present 6 of the garages are let and 2 are vacant. This was confirmed by the agent to be the same number at the time of the garage survey, where it was identified that none of the garage were used for parking vehicles.

#### Cycle storage

There is currently no secure cycle storage for the existing residents of Aneurin Bevan Court. The applicant has proposed the provision of 8 cycle storage spaces to serve the existing residents, in addition to the 15 provided for the new residents.

#### Quality of accommodation

Paragraph 2.4 of the committee report refers to there being a shortfall in defensible space provided adjacent bedroom 2 of flat 1. In order to improve levels of privacy for the occupants of this ground floor unit, the window is now proposed to be obscure glazed and an additional clear glazed window has been introduced facing the private balcony area. These amendments secure greater levels of privacy for future occupants.

#### Trees

Paragraph 6.1 refers to the removal of 9 trees, including 7 that are low value and two moderate value. However, the low value trees are within categories C and U (not B and C as specified in the main report). The moderate value trees are within category B.

#### Conditions

As a result of the amendments to the windows of flat 1, condition 2 (approved plans) has been updated to include the revised drawings. It now reads as follows:

The development hereby permitted shall be carried out in accordance with the following approved drawings:

1844 P01 Rev B  
1844 P02 Rev B  
1844 P03 Rev F  
1844 P04 Rev H  
1844 P05 Rev G  
1844 P06 Rev D  
1844 P07 Rev A  
1844 (P-)08  
240825 Rev G

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

**Recommendation: Remains approval subject to conditions**

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# Agenda Item 7

## Agenda Item 07

### Supplementary Information Planning Committee on 22 July, 2020

Case No. 19/1388

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Location Claremont High School, Claremont Avenue, Harrow, HA3 0UH  
Description Construction of an additional floodlit artificial grass sports pitch and cricket practice facility with incorporated batting cages, installation of 12 floodlights, erection of high boundary fences with associated gates, formation of pedestrian access stairs and ramp.

#### **Agenda Page Number: 119-136**

This application has been deferred to a later planning committee meeting. It has been found that some of the supporting documents were not available to view on the public web site. The deferral will allow re-consultation to be undertaken and any further comments to be considered.

**Recommendation:** That the application is deferred to a later planning committee meeting.

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