



Supplementary Planning Committee

Wednesday 9 September 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

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 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 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. 20/0587 1, 2, 3 & 9 Watkin Road, Wembley, HA9 0NL	Tokington	1 - 4
4. 20/1151 All Units at Dowlings Parade, HNS Autos and Delta Hand Car Wash, Bridgewater Road, Wembley, HA0 1AJ	Alperton	5 - 6
5. 19/1388 Claremont High School, Claremont Avenue, Harrow, HA3 0UH	Kenton	7 - 8

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Agenda Item 3

Agenda Item 03

Supplementary Information Planning Committee on 9 September, 2020

Case No. 20/0587

Location 1,2,3 & 9 Watkin Road, Wembley, HA9 0NL
 Description Demolition of existing buildings and erection of 1x part-20, part-17 storey building and 1x 14 storey building together containing 174 residential units; commercial floor space (B1a and B1c use class) on ground, first and second floors; car and cycle parking, refuse storage, amenity space and associated landscaping.

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Clarification on consultation and its implications for officers' recommendation

The most recent site notice was erected on the 11th August (following previous site notices put up on 19 March and 4 August) following a minor change to the "red line" for the application. The 21 day statutory consultation period for this site notice therefore ended on 1 September. However, it has been found that the site notice specifies that comments may be made until 10th September (30 days after it was put up) due to a technical error. This is the day following the committee meeting. As such, the statutory consultation requirements have been met. However, it is possible that someone may have viewed the most recent site notice and the specified date for comments.

The consultation on this application has been live since February and the consultation in question has only resulted from the applicant making a small reduction in the extent of the application site area. Other drawings or supporting documents did not change. As such, Officers consider that it is appropriate to proceed with the presentation of this item at the 9th September planning committee meeting and that the resolution made by committee is on the basis that the application is presented to a later planning committee meeting for further consideration should any representations be received on 10 September which, in the view of the Head of Planning and Development, have not been addressed in the committee report or at the committee meeting and would fundamentally affect the resolution reached by the committee and could reasonably have led to a different decision having been reached by the committee.

Additional representation #1

On the 1st September 2020 an additional objection was received from a business occupier along Watkin Road. This occupier had previously objected and this did not increase the overall number of objections to the development by address. The grounds of objection are reported and addressed below:

Ground of objection	Officer Response
With reference to the proposals to tree line the road, Watkin Road is a busy light industrial work place that would not have trees but this just goes to show that the overall plan is formed in such a way as to just look pretty.	It is agreed that it would not be unusual for a light industrial area to not be tree lined. Nonetheless, the lack of trees/greenery at present means that the proposal to introduce trees/landscaping as part of the introduction of a residential use at the site would result in a significant uplift in tree cover and urban greening as has been set out in the report.
The Site 3.1 (2906-WKR-DAS-MLIND)- Plan is incorrect as it shows a very old street plan.	This plan is for the purposes of identifying the location of the site only. The main location plan submitted with the application sets out the existing site accurately.
Consultation shows it has included 430+ flats in Scape house to owner/occupiers. This building is student accommodation hence it has no owners and as of COVID 19 no occupiers. This has also been shown to include other student accommodation which would also	Statutory consultation with surrounding premises has been undertaken and has been reported within the committee report.

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not have had occupiers.	
<p>Application refers to a site that is just under 0.2 hectares which must include the public road and pavement to calculate the size as the red outline includes this area. They are in fact two separate developments on either side of the road.</p> <p>The 998sqm commercial floor space amounts to less than 0.1 hectares.</p>	<p>It is correct that the entirety of the red line site area (inclusive of the public highway) amounts to a figure just shy of 0.2 hectares.</p> <p>Where the size of the site is a relevant consideration for planning assessment (e.g. at paragraph 4 of the committee report), the size of the site omitting the public highway (0.161 hectares) has been used for assessment purposes.</p> <p>The 998sqm (GIA) represents an uplift on the existing employment generating floor space. The 1,155sqm (GEA) represents more than 65% of the site area (excluding the public highway) and therefore meets policy requirements.</p>
<p>Watkin Road is a very busy industrial no-through road. To have the pavement removed at the entry end for disabled parking and a delivery layby is ridiculous as it would force pedestrians to go into the road as social distancing would not be possible and not safe.</p>	<p>This is addressed at para 140 – 144 of the committee report.</p>
<p>The towering buildings would be the start of the redevelopment of Watkin Road which would result in a terrible canyon effect. The whole site should be considered comprehensively.</p>	<p>The acceptability of a developments are considered on the basis of their own merits.</p> <p>The height and massing considerations are discussed at paragraphs 43 – 49 of the committee report.</p>

Additional representation #2

On the 4th September 2020 an additional representation was received from Quintain Ltd, raising the following concerns which relate directly to discussion at paragraphs 85 and 86 of the committee report:

*As stated in our initial representations, at paragraph 7.63 the Daylight, Sunlight and Overshadowing Report (February 2020) produced by Avison Young states that with the proposed development in place **“the levels of VSC on the lower levels directly opposite the site would reduce to 12%-20%”**. We questioned the accuracy of this statement as the 3d model images included in the report suggested the impact would be more severe. Having now reviewed the detailed supplemental results submitted by the applicant (dated 22 August) these appear to confirm our view. The supplemental information confirms that only 9 of the 85 windows assessed in Plot NE05 achieve a VSC of 12% or higher and the highest level achieved is only 18.17%. The majority of windows (58) achieve a VSC of lower than 10% and the average for windows within the façade is 7.58%. The applicant does not comment upon the differences between the detailed results and their original statement at paragraph 7.63 of the submitted report, which I presume will be listed on the decision notice as an approved document. We would therefore we would welcome further clarification from the applicant on this point.*

The applicant's daylight and sunlight consultant (Avison Young) has since responded to this representation with the following:

1. The VSC façade assessment used in the original DSO (daylight/sunlight/overshadowing) report is indicative, as stated in the report:

- VSC does not provide a proper indication of likely levels of daylight amenity within a space. ADF analysis is far better in this regard.
- As the Quintain block facing us on Watkin Road is in outline, Avison Young ran an indicative façade assessment, and stated that in our opinion and in our experience, acceptable levels

of daylight amenity could be achieved (as now confirmed).

- Factors which influence daylight amenity within a space include: windows sizes, glazing ratios, head heights; floor to ceiling heights; room proportions; room uses; the floor, ceiling, wall finishes used - each of which are considered in an ADF assessment.
- In contrast - none of these factors are considered in a VSC assessment.

A VSC assessment simply estimates the proportion of sky visibility available, taken at the centre point of a window.

- The VSC calculation does however form part of the ADF assessment formula.

2. The VSC façade assessment in the original DSO report did not include balconies. The detailed assessment does. Therefore it is not surprising that the VSC levels reduce in the recent detailed analysis, when compared to indicative VSC façade analysis quoted in the original DSO report. Balconies further reduce a view of the sky dome from the calculation point (i.e. centre of the window serving the room that is being assessed).

3. Avison Young have used the same set of ADF formula as that used in support of the Quintain Masterplan.

4. Avison Young have used layouts and elevational treatments obtained from consented blocks in the Quintain Masterplan.

5. The detailed ADF analysis recently submitted illustrates that despite lower levels of VSC (with balconies), the ADF levels within the Quintain scheme are consistent with daylight levels considered acceptable in the local Watkin Road context, and within the Quintain masterplan itself.

6. In consideration of the above – in our opinion the recent detailed ADF analysis should now outweigh the indicative VSC façade analysis undertaken against the outline consented massing in the Quintain scheme. The ADF analysis provides a far better indication of the levels of daylight amenity that will be achieved within the Quintain Masterplan, using the reasonable flat layouts and elevational treatment adopted in our analysis, which mirrors those used within Quintain's own consented masterplan. This analysis finds that the retained levels of daylight amenity will be consistent with those found in the immediate context of Watkin Road and within Quintain's own masterplan; irrespective of the levels of VSC illustrated/quoted in the indicative VSC façade assessment, which in isolation is not an appropriate method to determine the likely levels of daylight amenity within the outline block facing the Proposed Development.

As set out in the main report, given the location and context of the site and the density of development that is envisaged within this area, the proposal is considered to result in an acceptable level of impact on the levels of daylight and sunlight.

Additional condition

Since publishing the committee report, Brent's Regulatory Services officers have recommended an additional condition in relation to the implementation of the applicant's air quality assessment. The additional condition would impose limitations on the use of a diesel generator for the development to ensure an acceptable air quality impact. The condition will require that diesel generators are only used in an emergency and that the main source of heating is therefore through the air source heat pumps. The condition will further require that diesel generators are only to be used in an emergency or during the testing period; once a month for 10 minutes and 1 test per year for 2 hours. Testing should be undertaken when the wind direction is not towards the South block.

Points of clarification and correction in relation to the committee report

- On page 17 of the committee reports pack, one of the 'amendments since submission' specifies that the long term cycle parking spaces in the south block have been altered to so that c.35% of the spaces would have 450mm spacings. It is to be clarified that the amendments have actually seen alterations so that c.68% of the spaces would have 450mm spacings.

- Below paragraph 160 in the committee report, it is set out that some additional information has been requested from the applicants by the GLA in respect of energy and sustainability measures. It has since been clarified that the GLA are now satisfied with the energy and sustainability submissions and would not likely

require further information ahead of a Stage 2 referral.

Recommendation: That the committee resolve to grant consent, subject to referral to the Mayor of London for his Stage 2 decision, and subject to the Section 106 Heads of Terms and conditions set out in the committee report and draft decision notice (subject to an additional condition relating to the use of diesel generators), with the resolution made on the basis that the application is presented to a later planning committee meeting for further consideration meeting further representations are received on 10 September which, in the view of the Head of Planning and Development, have not been addressed in the committee report or at the committee meeting and would fundamentally affect the resolution reached by the committee and could reasonably have led to a different decision having been reached by the committee.

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Agenda Item 4

Agenda Item 04

Supplementary Information Planning Committee on 9 September, 2020

Case No. 20/1151

Location	All Units at Dowlings Parade, HNS Autos and Delta Hand Car Wash, Bridgewater Road, Wembley, HA0 1AJ
Description	Partial demolition of the existing buildings and structures, the erection of a 'co-location' scheme ranging in height from 2 to 7 storeys, incorporating industrial floorspace with residential units, together with associated landscaping, vehicular access arrangements, car and cycle parking, servicing and refuse and recycling facilities.

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On page 74 of the report, it is incorrectly stipulated that the proposed residential units would all be for affordable housing. As identified within the main body of the report the proposal would provide 50% affordable housing by unit and the tenure split would be 70:30 (i.e. London Affordable Rent to Shared Ownership). This would fully comply with the requirements of Policy DMP15 and emerging policy BH5. Furthermore, it would comply with the threshold criteria set out in draft London Plan Policy H6.

Condition 2 should refer to Drawing Numbers: 252 P12 Rev. C and 252 P.013 within the approved list. These are the original drawings in which the report has been assessed on.

Recommendation: Remains to Grant planning permission, subject to conditions as set out in draft decision notice (and update to condition 2 above) and completion of legal agreement..

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Agenda Item 5

Agenda Item 05

Supplementary Information Planning Committee on 9 September, 2020

Case No. 19/1388

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.

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Since the committee report was written, four additional comments have been received in relation to the development proposal. Objections were received from two properties on Greenway on the 7th September and two further objections were received from Roe Green Village Residents' Association on the 3rd of September and the 6th of September. The number of objections received has increased by two, however, previous comments have been received from Roe Green Village Residents' Association. The comments received do not change your officers recommendation to grant consent. Some of the matters have already been raised previous and discussed in the main report (e.g. the consideration of noise and absence of a formal noise assessment).

The additional comments raised the following concerns:

- Hazardous infill materials are used for the 3G pitches (include EDPM and TPE) which are hazardous when inhaled and when in contact with skin or eyes;
- That 300-500 tonnes of this is added to Brent's 3G pitches each year and it escapes into rivers and streams and may also result in microplastic pollution; That an environmental permit may be required;
- That Brent should put all applications involving 3G pitches on hold until it can assure the public that it is in line with national and local policy and guidance and Brent's clean and green objectives; the surrounding environment and
- Temporary road closures in the roads surrounding Claremont School and lack of consultation on the scheme

Officers would respond to the new concern raised as follows:

- Sport England advice is that "Third generation or 3G artificial grass pitches are recognised as durable, safe, year-round playing surfaces, able to withstand intensive use and all kinds of weather. They mean more people can benefit from all the associated social and health benefits of physical activity.". In relation to health claims, they advise that "We have monitored numerous independent scientific studies on this issue, which have reported a very low/negligible level of concern for human health as a result of 3G pitches and rubber crumb." and "the European Chemicals Agency has recently published its own findings, following an extensive EU-wide study, and has found no reason to advise people against playing sport on 3G pitches with rubber crumb."
- Brent's Environmental Health Team have confirmed that current EU guidance suggests the risks to human health are low.
- The government has not legislated against the use of 3G pitches and their use is permissible across the UK. Brent's Environmental Health Team have not raised an objection to the materials proposed. The European Chemical's Agency (ECHA) has made a recommendation to restrict intentionally added micro-plastics. However, while this has been out to consultation, it has not been written into legislation as yet. Should this recommendation be taken forward, the use of micro-plastics in artificial turf (and other) products may be restricted. However, this would be achieved through the relevant legislation.
- Brent Council have introduced Emergency School Streets which involves the closing of the road outside of selected schools at pick up and drop off times to ensure the route is safer for pupils, to encourage walking and cycling and to reduce the number of vehicles in the area. The scheme does not relate to the development proposal and there is a separate consultation procedure for the scheme available until January 2021.

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

