



Planning Committee

Wednesday 4 November 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:

Kelcher (Chair)
Johnson (Vice-Chair)
S Butt
Chappell
Dixon
Mahmood
Maurice
J Mitchell Murray

Substitute Members

Councillors:

Ahmed, Dar, Ethapemi, Kabir, Kennelly, Lo, Sangani and Shahzad

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 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. 20/0967 Wembley Park Station Car Park and Train Crew Centre, Brook Avenue, Wembley, HA	Preston	1 - 2

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Agenda Item 3

Agenda Item 03

Supplementary Information Planning Committee on 4 November, 2020

Case No. 20/0967

Location	Wembley Park Station Car Park and Train Crew Centre, Brook Avenue, Wembley, HA
Description	Comprehensive mixed-use redevelopment of the site comprising the phased demolition of the existing buildings and structures on site and the phased development comprising site preparation works, provision of five new buildings containing residential uses, replacement train crew accommodation and flexible retail floorspace, basement, private and communal amenity space, associated car parking (including the part re-provision of station car parking), cycle parking, refuse storage, plant and other associated works.

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Update on temporary blue badge parking obligation and further equalities impact analysis

As set out in the committee report, the loss of the blue badge parking spaces during construction has the potential to impact station users with protected characteristics and it is therefore considered necessary to require the evaluation of measures to mitigate this potential impact if possible.

The applicant has set out in the submitted Construction Method Statement (CMS) that it is not feasible to provide the spaces on-site during construction. The CMS also sets out the use of the frontage for construction access and logistics, which could prevent the provision of temporary disabled parking in this location during construction.

It is proposed that the Section 106 includes obligations to require the applicant to further evaluate the potential to provide some temporary blue badge parking on-site or on the adopted highway immediately adjacent to the site during construction, but if this is not feasible, to provide funding through to allow the Council to evaluate the provision of on-street temporary disabled parking in other locations on the adopted highway near to the site, and / or in other locations, which could include the provision of additional disabled parking spaces in nearby stations with step free access, such as the Brent owned car park at Kingsbury Station. The precise wording of the Section 106 legal obligation would be agreed by the Head of Service on advice from the Council's legal team. It is possible that it may not be feasible to re-provide all of the blue badge spaces that are currently available. However, the measures set out above are considered to represent an appropriate strategy to ensure that the potential impacts are mitigated as much as possible.

Correction in relation to the committee report

In connection with the above paragraphs and paragraph 171 in the committee report, this paragraph states that the applicant's funding of the delivery of temporary disabled parking bays along Brook Avenue will be secured through a Section 278 agreement within the Section 106 agreement. It should be clarified that this does not reflect the approach for addressing this that has been reached and this is instead detailed above.

Change to condition 32 (privacy and screening)

In connection with paragraph 74, bullet point 3 of the committee report, the applicants have submitted plans with a minor revision which sees the windows serving the bedrooms which have a reduced privacy having been repositioned slightly to the west, so that a part of the window to the affected bedrooms would have unobstructed outlook. Whilst this would address the outlook concern, the privacy issue would still remain with this arrangement. As a result of this change, condition 32 will be changed to continue to require details of screening to be submitted but to no longer require details showing the relocation of windows, as the latest plans now already achieve this.

Recommendation: Continue to grant, subject to conditions, Section 106 obligations and referral to the Mayor for his Stage 2 response, as well as the changes to those obligations as outlined above.

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