



Planning Committee

Wednesday 13 January 2021 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
Kennelly
Maurice
J Mitchell Murray

Substitute Members

Councillors:

Ahmed, Dar, Ethapemi, Kabir, 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. 20/1683 416 Ealing Road, Wembley, HA0 1JQ	Alperton	1 - 2
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5. 18/3498 Land at 370 High Road and 54-68 Dudden Hill Lane, London, NW10	Dudden Hill	5 - 6

Date of the next meeting: Wednesday 10 February 2021

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Agenda Item 3

Agenda Item 03

Supplementary Information Planning Committee on 13 January, 2021

Case No. 20/1683

Location	416 Ealing Road, Wembley, HA0 1JQ
Description	Demolition of existing building and redevelopment of the site to deliver a building of between three and seven storeys in height comprising residential homes and flexible commercial space, with associated outdoor communal amenity space at courtyard and roof levels, widened pavement along Ealing Road and Alperton Lane to accommodate new outdoor public space, car parking, cycle storage, refuse storage, hard and soft landscaping and plant

Agenda page no: 23 – 62

The "summary of key issues" section highlights that 10 objections were received during the course of the application. This should stipulate 14 objections, as highlighted within the consultation section of the report on Pg 29.

The applicant has now provided a detailed analysis of the Urban Greening Factor (UGF) rating for the proposed development. The development will achieve a UGF of 0.22 compared to an emerging London Plan target of 0.4. While the UGF is below the emerging target, the proposal would represent a very significant improvement over the existing site, and the benefits of the scheme are considered to outweigh shortfall against this target.

Recommendation: Remains to Grant planning permission, subject to completion of section 106 agreement.

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Agenda Item 4

Agenda Item 04

Supplementary Information Planning Committee on 13 January, 2021

Case No. 20/2164

Location	79-83 ODDS, Kenton Road, Harrow, HA3 0AH
Description	Erection of a part three part four storey building comprising self-contained flats with associated basement car and cycle parking spaces accessed via new crossover off Rushout Avenue, bin stores, fencing and landscaping

Agenda Page Number: 79

Sedum roof condition (26)

The applicant has advised that it may not be feasible to implement the sedum roof under the PV panels. While full details have not been provided yet setting out why they do not consider this can be achieved, it is considered appropriate to require either a sedum or a brown roof, which both have benefits in terms of ecology, surface water and the Urban Greening Factor. It is also considered that this can be secured through the landscaping condition instead of within a separate condition. As such, it is recommended that condition 26 (sedum roof) is deleted and condition 18 (landscaping) is amended to reflect include (j) details of the provision of a sedum or brown roof, including the extent of that roof which shall be provided on all suitable roofspaces, including under the PV panels, and the full specification of the sedum or brown roof, including plant species, depth and maintenance regime where relevant.

Within paragraph 61 of the report (agenda page 79), reference is made to the development providing a Urban Greening Factor (UGF) of 0.08. Calculations have been provided which note that the UGF is actually 0.26. As discussed in the main report, while this is below the emerging London Plan target of 0.4, the original consent was granted before UGF was a planning consideration, and the proposal does not result in a significant reduction in sedum / brown roof area (subject to the above condition).

Recommendation: Remains approval subject to conditions and a section 106 legal agreement as set out within the main report, with the above amendment to condition 18 and the the removal of condition 26.

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Agenda Item 5

Agenda Item 05

Supplementary Information Planning Committee on 13 January, 2021

Case No. 18/3498

Location	Land at 370 High Road and 54-68 Dudden Hill Lane, London, NW10
Description	Demolition of existing buildings and erection of 5 mixed use blocks ranging from 4 to 10 storeys plus basement levels, comprising; 245 residential units at 1st to 9th floors, and light industrial floorspace (Class B1c), food retail floorspace (supermarket) (Class A1), gym (Class D2), nursery (Class D1), commercial units (units 7 and 9) (flexible use for Class A1, A2, A3, D1 and/or B1c) and HA office (Class B1a) at basement, ground and part 1st floors, together with associated vehicular access, car and cycle parking spaces, bin stores, plant room, substations, landscaping and amenity space (Amended description)

Agenda Page Number: 93-132

Revised Affordable Housing Offer

At the time of writing the Officers Committee Report, the formal offer proposed by the applicant was for 66% affordable housing on a non-policy compliant split, weighted in favour of Shared Ownership homes. The Officers Report outlines that the proposed affordable housing offer is unacceptable as it over delivers Shared Ownership homes at the expense of 13 London Affordable Rented homes, which would meet the most acute needs of the borough.

Since the publication of the report, the applicant has proposed a payment of £1.5 million to be used toward the provision of off-site affordable housing to mitigate the under-provision of London Affordable Rented (LAR) homes. This would be in addition to the 66% affordable housing discussed in the main report.

Revised Retail Parking Arrangements

The officers committee report also raises concerns with the quantum of retail parking without an appropriate parking price regime to encourage non car access and regarding the under-provision of residential blue-badge parking.

Since the publication of the agenda, the applicant has agreed "To enter into a retail car park management plan with the council and a space re-allocation plan allocating up to 10 retail parking spaces to disabled parking spaces". This would allow for a strategy for parking management to be agreed with the applicant.

Application to be deferred

Officers recommend that this application is deferred to allow the report to be updated to reflect and consider the revised offer and arrangements.

Recommendation: That the application is deferred to a later Planning Committee meeting

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