



Supplementary - Planning Committee

Tuesday, 2 August 2011 at 7.00 pm

Committee Rooms 1, 2 and 3, Brent Town Hall, Forty Lane, Wembley, HA9 9HD

Membership:

Members

Councillors:

Sheth (Chair)
Daly (Vice-Chair)
Baker
Cummins
Hashmi
Kabir
McLennan
Mitchell Murray
CJ Patel
RS Patel
Singh

First alternates

Councillors:

Thomas
Long
Kansagra
Cheese
Castle
Oladapo
J Moher
Van Kalwala
Lorber
Gladbaum
Hossain

Second alternates

Councillors:

R Moher
Naheerathan
HB Patel
Allie
Beck
Powney
Moloney
Butt
Castle
Harrison
Mashari

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www.brent.gov.uk/committees

The press and public are welcome to attend this meeting

Members' briefing will take place at 6.15pm in Committee Room 4

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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Agenda Item 03

Supplementary Information

Planning Committee on 2 August, 2011 Case No.

11/1520

Location	1-11 inclusive, Cairnfield Court, Cairnfield Avenue, London, NW2 7PP
Description	Erection of second-floor rear and third-floor rooftop extension to existing residential block, forming an additional 4 self-contained flats (1 x 2 bed, 2 x 1 bed, 1 x studio), provision of 3 parking spaces and associated alterations (alterations to flats as built to reduce size of second-floor and third-floor rooftop extension)

Agenda Page Number: 15Committee Site Visit

At the Committee Site Visit on Saturday 30 July, clarification was requested regarding the following:

- The accessibility of the parking spaces and allocation.

The car parking spaces are proposed to reflect the possible additional demand by the new flats as there is no CPZ and Cairnfield Avenue is heavily parked at night. These spaces could be used by the existing or proposed flats to reduce the impact on the surrounding streets.

It is recommended that Condition 5 be amended as follows:

*The cycle storage and 3 parking spaces shall be provided in accordance with approved drawings Haldo Cycle Store - 13/01/2010, 156/MM/01 and Drawing L3 prior to occupation of the development and retained for that use unless otherwise agreed in writing by the local planning authority. **The car parking shall be restricted for use by residents of Cairnfield Court only.***

Reason: To ensure that there is an acceptable level of parking and cycle storage for the development.

Access to the car parking spaces is via the service road for which there is gated access. The service road provides access to the rear of properties (mainly commercial units) fronting Neasden Lane. The provision of the car parking spaces within Cairnfield Court implies that there is a right of access and Environmental Health have confirmed that there is an agreement that a nominated person will distribute keys to property owners/ occupiers that have right of way over the alleyway. However, in the event there is no right of way, it is recommended that a condition be imposed requiring the parking area to be reinstated to soft landscaping and additional cycle parking provided. Whilst additional car parking is preferred, the site is located within an area of good public transport (PTAL 4) and the provision of further cycle storage may further discourage car ownership.

Proposed additional condition:

If within 3 months of implementation of this permission access has not been arranged for parking by nominated residents of Cairnfield Court, a scheme shall be submitted to and approved in writing by the local planning authority reinstating the parking area to soft landscaping and providing additional cycle storage. The approved scheme shall be implemented in full within 3 months of approval by the local planning authority and retained thereafter.

Reason: In the interests of residential amenity and the development does not have an unacceptable impact on the highway.

- New windows.

A number of windows in the block have been replaced with UPVC. Of most importance are considered to be those on the front elevation. The design and proportions of the replacement windows are considered to reflect the original windows to an acceptable degree. The windows in the proposed extension are more simple and reflect the change in design of this addition to the original building.

- Landscaping

Additional landscaping is proposed to the frontage of the block providing a hedge along the front boundary and three trees. To the rear, a hedge is proposed around the proposed parking spaces.

Letter of objection

A letter of objection has been received from a resident in Chartley Avenue raising the following issues:

- Loss of light;
- Trees blocking light and give rise to safety concerns as enable access to rear gardens.

Officer Comment: The trees at Cairnfield Court are not protected therefore the adjoining landowner can cut back any branches that are overhanging their land.

Correspondence to Members of the Planning Committee

Correspondence has been sent to Members of the Planning Committee on 19 July 2011 by the occupier of Flat 9 Cairnfield Court. The letter sets out the planning and enforcement history relating to the site and reiterates previous objections. These matters are set out in the Committee Report.

Further correspondence has also been sent to Members of the Planning Committee on 1 August 2011 by the occupier of Flat 9 Cairnfield Court. The letter dated 31 July 2011 details procedural matters relating to the previous application and reiterates objections addressed in the Committee Report. Other matters of clarification are set out below:

- Cairnfield Court comprises 10 x 2 bed flats and 1 x 3 bed flat - not 11 x 2 bed flats as set out in the report.

Officer Comment: Originally the existing block did include 1 x 3 bedroom flat however as a result of the proposal, the mix of units provided is 11 x 2 bed flats. This was proposed as part of the previous application and remains unchanged.

- The tank room on the fourth floor to be used as an additional bedroom were previously considered unacceptable and the subject of the enforcement notice.

Officer Comment: The changes to the tank room to provide a bedroom was set out in the enforcement notice as this differed from the approved plans. The principle of the change of this to a bedroom was not viewed as unacceptable.

- Previous reasons for refusal not fully set out in the report.

Officer comment: The previous planning history is a material consideration and was afforded significant weight in the determination of the most recent application 09/0163. The differences between the proposal and application 09/0163 are set out in the Committee Report and consideration given to the impact in particular on the amenities of existing occupiers.

- Requirement for Section 106 contribution.

Officer Comment: The Section 106 contribution is a requirement for all new development and accords with the standard charge set out in the Council SPD.

- Car parking and bin storage.

Officer Comment: These matters are addressed above and in the Committee Report.

Recommendation: Remains unchanged from Committee Report.

Agenda Item 06

Supplementary Information

Planning Committee on 2 August, 2011

Case No.

11/0569

Location 33 Montrose Avenue, London, NW6 6LE

Description Replacement of existing upvc windows with aluminium casement windows to front elevation of dwellinghouse (Article 4 Direction)

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Cllr Mary Arnold, a resident of Montrose Avenue, has a current outstanding application for window replacement. She has clarified that she does not object to the proposal for no. 33 but wishes to emphasise that she feels the replacement of windows to bomb damaged properties needs to be reviewed more fully and consulted on with local residents before being agreed. She also notes that there is no guidance for replacement windows for this style of property in the existing design guide and that the options need to be more widely assessed before being finalised.

Recommendation: Remains approval

Agenda Item 10

Supplementary Information

Planning Committee on 2 August, 2011

Case No.

11/1434

Location One Tree Hill Recreation Ground, Norton Road, Wembley, HA0

Description Installation of a multi use games area (MUGA) surrounded by a 3m high fence and extension of existing playground in One Tree Hill Recreation Ground including an extension to the existing pathway network and installation of three bicycle stands, as revised

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Since the previous report, an objector has queried whether there are legal restrictions on the park that prevent the construction of structures. However an application for planning permission is a separate process to the one that considers covenants, which is a legal matter. Therefore, as long as the correct ownership notices have been served (which they have), the planning application may be determined. The grant or refusal of planning permission will not override other statutory processes. Members are therefore advised to determine the planning application, which will not prejudice any covenants or other legal restrictions that may affect the park.

Recommendation: Grant consent

Agenda Item 12

Supplementary Information Planning Committee on 2 August, 2011 Case No.

Location	Leisure Golf, Northwick Park, Harrow, HA0
Description	Update Report

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Additional third party comments

Comments have been received from local residents regarding the report. They particularly highlight ongoing parking problems with the site, which is leading to parking of vehicles in inappropriate locations on a daily basis. As stated within paragraph 4.4 of the committee report, Officers consider that further enforcement action may be necessary in the absence of a formal parking submission in the near future.

Comments have also been received from the Open Space Society. They point out that the committee report does not mention that a footpath running across the site has been obstructed by the driving range and the fencing around it. They appreciate that the Council is trying to resolve this issue but feel that it is taking too long. This matter is being pursued by the Council's Highways & Transportation Department.

Green roof

Item 4.1 of the committee report described indicative details of a sedum roof proposal from 'Eco Green Roofs'. This pre-application submission has been assessed by the Council's Landscape Design Team who considers the proposed solution would be acceptable subject to appropriate installation and maintenance. An application has now been submitted seeking formal approval of the revised details.