



Supplementary- Planning Committee

Wednesday, 23 November 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

For further information contact: Joe Kwateng, Democratic Services Officer
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www.brent.gov.uk/committees

The press and public are welcome to attend this meeting

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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- Please remember to **SWITCH OFF** your mobile phone during the meeting.
- The meeting room is accessible by lift and seats will be provided for members of the public.
 - Toilets are available on the second floor.
 - Catering facilities can be found on the first floor near The Paul Daisley Hall.
 - A public telephone is located in the foyer on the ground floor, opposite the Porters' Lodge

Supplementary Information

Planning Committee on 23 November, 2011

Case No.

11/2402

Location	Garages rear of, Magnolia Court, Harrow, HA3
Description	Demolition of existing garages, erection of seven self contained flats (4 x 1-bedroom, 2 x 2-bedroom, and 1 x 3-bedroom), with associated landscaping, bicycle storage and refuse storage, alterations to existing vehicular access and new pedestrian access and 7 parking spaces (as per revised plans received on 9 November 2011)

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Members Site Visit

Members visited the site on 19 November 2011. The site was seen from May Lane and rear gardens of Magnolia Court. The following issues were raised, some of which have been discussed within the main committee report. This includes the points referred to within the handout provided by QARA.

- Value of hedge and extent of hedge to be removed

The hedge on the northern side of the application site is subject to the May Lane Kenton Tree Preservation Order, made in September 2004. The proposal shows the removal of 4m of the protected hedgerow and Ash Tree at the entrance of the site in order to meet transportation requirements for a safe access for pedestrian and vehicular traffic.

QARA have made reference to whether it is necessary to remove any of the hedgerow. Transportation have confirmed that 4m of hedgerow and the Ash Tree is required to be removed for safety reasons. At the committee meeting in 2005, the need for the removal of 4m of hedgerow and the Ash Tree was discussed and it was agreed that no conditions should be imposed requiring this to be reassessed.

- Loss of 2 trees

Two of the Ash Trees which are subject to the Tree Protection Order along the northern end of the site, are proposed to be removed. T1 in the Arboricultural Impact Assessment is required to be removed to allow for a safe access for pedestrian and vehicular traffic. The removal of this tree was agreed as part of the previous application. The second Ash Tree (listed as T3 in the Arboricultural Impact Assessment) is proposed for removal due to its canopy protruding into the application site. This has been discussed in detail within the remarks section of the committee report. The Council's Tree Protection Officer supports the replacement of the Ash Tree with a semi mature tree in a more suitable location (the south east end) within the line as listed as Area 1 on the tree preservation order. This would be secured through condition 7.

- Security of boundary between the site and Magnolia Court

As part of the previous application members agreed to a condition being secured for a timber fence of at least 2m plus 0.3m of trellis in height being erected on the site boundary alongside Magnolia Court. If deemed appropriate, a similar condition can be secured as part of this application. It is recommended that condition 7 is amended to read as follows:

Notwithstanding any details of landscape works referred to in the submitted application, a scheme for the landscape works and treatment of the surroundings of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on the site. Any approved planting, turfing or seeding included in such details shall be completed in strict accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. Such a scheme shall include:-

- (i) areas of hard landscape works including details of materials and finishes. These shall have a permeable construction.*
- (ii) the location of and details of any external lighting.*
- (iii) proposed boundary treatments (including the boundary with Magnolia Court **to contain a timber fence of at least 2m high with a trellis of 0.3m on top**) with details of walls and fencing, indicating materials and height;*
- (iv) all planting including location, species, size, density and number;*
- (v) details of the replacement semi mature tree that replaces Ash Tree T3. This tree should be located within the south east end within the line as listed as Area 1 on the tree preservation order. The replacement tree should be a minimum size 20-25cm.*
- (vi) any sustainable construction methods which are to be used;*
- (vii) a detailed (minimum 5-year) landscape-management plan showing requirements for the ongoing maintenance of hard and soft landscaping.*

Any planting that is part of the approved scheme that, within a period of five years after planting, is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same positions, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the proposed development and ensure that it enhances the visual amenity of the area.

- Importance of route to Community Centre and Open Space accessway. Accesses on May Lane frontage could lead to safety concerns

Officer's in Transportation have confirmed that May Lane is a public right of way and is maintained by the Council. It should be noted that it currently serves access to both the Community Centre and 36 garages, and is therefore used by vehicular traffic. No other accesses onto May Lane are proposed.

- Implication for Community Centre's services which are under hedge at corner of entrance

This is not a planning matter and can not be considered as part of the assessment of this application. The re-provision of services for the Community Centre are covered under separate legislation. An informative is proposed to highlight this concern.

The following issues were also raised which have been addressed within the remarks section of the main committee report.

- Site in flood zone 2
- impact of development on elevated site on outlook from Magnolia Court
- Overlooking from new development to Magnolia Court

Recommendation: Remains approval subject to the signing of a satisfactory Section 106 Agreement, for the reasons set out in this committee report.

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Agenda Item 07

**Supplementary Information
Planning Committee on 23 November,
2011**

Case No. 11/2432

Location 182-184 Preston Road, Wembley, HA9 8PA
Description Retrospective application for an existing canopy structure to the rear of premises

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The applicants have submitted a revised floor plan, (Drawing No. SB/B36 A dated 14.11.11) in order to correct an inaccuracy in the original submission. Condition 2 has accordingly been amended.

An amendment has been made to condition 4 which relates to the restriction of hours. This condition did not specify that the restriction relates only to the external seating/canopied area to the rear of the premises. This has now been altered. Use of the external seating area must cease at 2200 hours each night. The premises itself can operate up until 2300 under existing planning conditions.

Recommendation: Remains Approval

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Agenda Item 08

**Supplementary Information
Planning Committee on 23 November,
2011**

Case No. 11/2367

Location Wembley Arena, Engineers Way & Wembley National Stadium, Olympic Way, Wembley, HA9
Description Erection of temporary structures, a temporary retractable walkway and cable bridge across Engineers Way, vehicle and pedestrian access areas, temporary secure perimeter fencing and civil engineering works to level surface of land to north of Engineers Way. Proposal includes the temporary closure of Engineers Way from the 18th July 2012 to the 13th August 2012. The proposed temporary works are to facilitate the hosting of events at Wembley Arena and Wembley National Stadium during the London 2012 Olympics.

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Amendment to Condition

This is an application for temporary permission and as such Condition 1 should be amended accordingly. The amended condition would state the following:

This permission shall be for a limited period expiring on 1st October 2012 (unless a further application has been submitted to and approved in writing by the Local Planning Authority) and all building(s) and/or works hereby approved shall be removed and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason: The works are of a temporary nature which the Local Planning Authority would not be prepared to approve other than for a limited period, having regard to its construction and/or effect on the visual amenity of the area.

An addendum report on site drainage has been submitted by the applicants following discussions with the Environment Agency. The EA' have confirmed that the additional information overcomes their concerns and have lifted their objection.

Recommendation: Approve.

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Agenda Item 09

Supplementary Information

Planning Committee on 23 November, 2011

Case No.

09/2619

Location	72, 72A, 74, 74A & Garages rear of 58-74, Harrow Road, Wembley, HA9 6PL
Description	Retrospective planning permission is sought for the change of use of 74 Harrow Road from retail (Use class A1) to community centre and place of worship (Use class D1), to be used in conjunction with the existing community use and place of worship at 72 Harrow Road and for the change of use of garages to the rear to classrooms and washrooms ancillary to 72 & 74 Harrow Road and for the replacement of the existing frontage to the ground floor of 72 & 74 Harrow Road.

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Following the members' site visit on Saturday a question was raised relating to the exact extent of the applicants' ownership of land in the area. This matter is being clarified with the trustees and it is hoped that officers will have an answer in time for the committee meeting.

On the site visit a request was made on behalf of the applicants that they be allowed to use the rear service for funerals which on average happen 5 to 6 times a year. The issue of control of numbers of attendees and hours of use have not been controlled by condition. It is suggested that a condition be attached requiring that a management plan be submitted setting out a scheme for managing the use of the premises, including appropriate restrictions on numbers and hours of use and means for managing special events such as funerals.

Additional condition :

Within 3 months of the date of this decision a management plan shall be submitted for approval by the Council setting out limits on the numbers of users and hours of use and identifying the nature, number, timing and management of events such as funerals. Thereafter the approved use shall operate within accordance of the approved management plan unless the Council agree in writing to a variation.

Amendment to condition 5:

Unless otherwise agreed in the approved management plan, no acts of worship or prayer shall take place outside the building without the prior written consent of the Council.

Amendment to condition 1:

As this is partly a retrospective application condition 1 has been amended to state:

The approved alterations to the elevations of the building shall be carried out within 6 months of this decision.

Recommendation: Approve

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