



Supplementary - Planning Committee

Wednesday, 14 December 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

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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- 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

Agenda Item 14

Agenda Item 03

Supplementary Information

Planning Committee on 14 December, 2011

Case No.

11/2414

Location Garages R/O 129-145, 145A & Land R/O 151-157, Melrose Avenue, London, NW2 4LY
 Description Erection of five x two-storey dwellinghouses with basements comprising two x four-bed semi-detached houses and three x four-bed terraced houses, eight car-parking spaces, provision of bin store and bicycle stands, with associated hard and soft landscaping and means of enclosure (in place of one x three bed and two x four bed dwellinghouses and eight parking spaces which formed part of the previously approved scheme with LPA ref: 06/1117).

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Members visited the site on Saturday 10 December 2011.

Members sought clarification regarding the proposed ground level of the gardens and if this could be further reduced; whether the tree is to be retained on site and possible flooding to gardens.

- The proposed ground level is to be similar to the original ground level where it adjoins Gay Close and Kenneth Crescent gardens. The site has always been at a higher level than the Gay Close gardens.

- The tree adjacent to the Kenneth Crescent and Gay Close boundaries is intended to be retained. If the tree dies, it will be replaced at a ratio of 2:1 (two new trees to one lost tree);

- Building Control are requiring a land drain to be provided for the garden area to prevent flooding.

Residents of Gay Close highlighted their concerns regarding overlooking from the proposed first floor windows and the need for higher screening.

In terms of the distance from the properties on Gay Close, the properties are angled away from each other. The closest point between habitable room windows is 20m, which complies with the standards within SPG17. The distance increases to in excess of 27m as the splay widens. This relationship has not changed from the appeal scheme, on which the Inspector commented as follows:

"there would be no significant harm arising from overbearing impact or loss of privacy as a result of the relationship between the [terraced] dwellings and the properties that front Gay Close, given the angle of view and the distance involved between the existing and proposed dwellings." (Inspector's decision letter, APP/T5150/A/08/2091690, 14 May 2009)

The fence will be 2m high measured from the development site and no higher than 2.8m from the gardens on Gay Close. Whilst it is acknowledged that some residents would like the fence to be higher, the proposed height is to reflect the general consensus of residents. In addition, trees are proposed to be planting within the application site to provide further screening.

Revised plans

Revised plans have been received which show the first floor rear projecting balconies have been removed. A landscape plan which shows indicative planting has also been supplied, although the condition requiring a detailed landscape plan will remain. Revised sections show clearly the applicant understands that the fence along the boundary with Gay Close must be no higher than 2.8m measured from neighbours' gardens and the ground level of the proposed gardens should be no less than 2m below the top of that fence.

Amended conditions:

Revise condition 2 to read:

The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

09051/GA.00 *House Type 2 & 3 Basement Fl*; 09051/GA.01 *Rev A House Type 2 & 3 Ground Fl*; 09051/GA.02 *Rev A House Type 2 & 3 First Fl*; 09051/GA.03 *Rev A House Type 2 & 3 Roof Plan*; 09051/GE.00 *Rev A HT 2 & 3 Elevations*; 09051/GE.01 *Rev A HT 2 & 3 Elevations*; 09051/GS.00 *HT 2 Section*; 09051/GA.00 *HT 1 Basement & Ground*; 09051/GA.01 *HT 1 First & Roof Plan*; 09051/GE.00 *HT 1 Elevations*; 09051/GE.01 *HT 1 Elevations*; 09051/GS.00 *HT 1 Section AA*; 09051/LD.01 *Rev A Landscaping*

Reason: For the avoidance of doubt and in the interests of proper planning.

Recommendation: Remains grant permission subject to amendments to condition 2 and a s.106 agreement

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Agenda Item 05

Supplementary Information

Planning Committee on 14 December, 2011

Case No.

11/2187

Location	201 & 203 Kenton Road, Harrow, HA3 0HD
Description	Change of use of ground floor premises at 201 Kenton Road from a retail unit (use class A1) to mixed use comprising a retail unit at the front of premises and a dining hall at the rear to be used in connection with an adjoining restaurant at 203 Kenton Road with associated alterations.

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An amendment of Condition 6 and an additional Informative are recommended to ensure that appropriate access arrangements are provided to ensure that both premises operate within their prescribed hours.

The following revisions/ additions are accordingly recommended:

Revision to Conditions 6:

(a) No development or occupation shall take place until details are submitted to the Council showing how the units will be separated to facilitate the differing opening hours at each unit. Once approved these details must be fully implemented and permanently maintained.

(b) No development or occupation shall take place until a scheme of sound insulation for the buildings (201 and 203 Kenton Road) has to be submitted to, and approved in writing by, the Local Planning Authority. The sound insulation shall be provided in accordance with the approved details prior to commencement of use.

Reason: To safeguard the amenities of the occupiers.

Informative:

The applicant is informed that numbers 201 & 203 Kenton Road shall not be self-contained or operate as separate units without the benefit of planning permission. This is in order to ensure that the Planning Authority could exercise proper control over the development.

Recommendation:

Grant permission subject to proposed conditions and informatives.

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Agenda Item 06

Supplementary Information**Planning Committee on 14 December, 2011**

Case No.

11/2123

Location	Northwest Jamathkhana, Cumberland Road, Stanmore, HA7 1EJ
Description	Demolition of central and rear parts of existing building and erection of replacement two storey extension behind existing two storey frontage element of community centre building.

Agenda Page Number: 52.

Revised plans and elevations and a revised Green Travel Plan were submitted to the Council on 02nd December 2011. The revised documents are as follows:

- (20) 002 Revision A "Proposed Ground Floor Plan"
- (20) 003 Revision A "Proposed First Floor Plan"
- (20) 004 Revision A "Proposed Roof Plan"
- (21) 002 Revision A "Proposed South & West Elevations"
- (21) 003 Revision A "Proposed North & West Elevations"
- Revised Travel Plan dated 01 December 2011.

These documents supersede the following plans:

- (20) 002 "Proposed Ground Floor Plan"
- (20) 003 "Proposed First Floor Plan"
- (21) 001 "Site Elevations"
- (21) 002 "Proposed South & West Elevations"
- (21) 003 "Proposed North & East Elevations."

The main changes made through the submission of the revised plans are as follows:

- Alterations have been made to the elevational treatment of the building, with additional brick and fenestration added to the elevations of the building, including obscure glazing to the roof of the east elevation facing Cumberland Road and Oriel windows within the first floor west elevation facing Lowther Road. Some false glazing has also been included at ground floor level.
- A revised site layout plan which includes the provision of 6 "Sheffield" style cycle stands in the forecourt adjacent to Cumberland Road, 2 demarcated disabled parking bays within the car park, space for three 240 litre bins on the north elevation towards the rear of the building and indicative alterations to the boundary landscaping of the site.

The proposed alterations to the elevational treatment are a distinct improvement on the original submission, which would reduce the visual bulk of the building. The amendments, particularly to the Lowther Road and Cumberland Road elevations, would improve the appearance of the building when viewed from the street scene.

Therefore condition 5, which currently requires the submission of revised elevations to be submitted to and approved in writing the Local Planning Authority before the commencement of works on site, is therefore no longer considered to be required.

Condition 2 should be amended to carry the revised plan and document numbers. It was also noticed that a number of plans were not included in the documents to be approved in condition 2 which should have been. It is therefore recommended that these documents are included within the condition to form part of the documents to be approved.

No other amendments to the conditions are considered necessary.

It has not been possible to obtain revised comments from Transportation on the revised Green Travel Plan. As gaining approval of and adhering to a Green Travel Plan would form part of any subsequent legal agreement, the revised document shall be reviewed and amended if necessary prior to any Travel Plan being subsequently approved as forming part of the legal agreement.

Recommendation: Remains approval subject to **Page 3** of condition 5 and the amendment of condition 2 as follows:

The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

JTS/7407/01, 3136/003, 3136/002, 2898/001, (20) 002 Revision A, (20) 003 Revision A, (20) 004 Revision A, (21) 002 Revision A, (21) 003 Revision A, Waterman Boreham Travel Plan (1 December 2011), Waterman Boreham Transport Statement (27 July 2011)

Reason: For the avoidance of doubt and in the interests of proper planning.

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Agenda Item 07

Supplementary Information

Planning Committee on 14 December, 2011

Case No.

11/2665

Location	113 Bryan Avenue, London, NW10 2AS
Description	Demolition of existing warehouse building and erection of four 5 bedroomed terraced dwellinghouses.

Agenda Page Number: 61

A further objection letter has been received from a resident of Bryan Avenue. They do not raise any issues that have not already been covered in the main body of the report.

Recommendation: Remains approval, subject to Section 106 legal agreement.

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Agenda Item 09

Supplementary Information

Planning Committee on 14 December, 2011

Case No.

11/2623

Location	Land rear of 12, Central Way, London, NW10
Description	Redevelopment of site comprising of 9 units for B1(c), B2 and B8 uses, with associated landscaping, service areas, parking and cycle parking.

Agenda Page Number: 81-100

The recommendation incorrectly refers to delegating authority to the Director of Environmental Services to agree the exact terms of the s106. This should be the Head of Area Planning.

The applicants have been in further discussion with your Highways officer and based on the observations made by Highways & Transport Delivery have agreed to some relatively minor amendments. These comprise of;

- (a) A reduction in the overall number of parking by 7 to 133 spaces, this will bring the parking levels in line with Adopted standards, and;
- (b) Additional landscaping has been incorporated into the site, with the intention that these 'strips'; will help to reduce the width of crossover areas and reduce the potential for ad-hoc parking occurring in non-designated areas around the site.

These minor alterations are welcomed from a transportation perspective.

Recommendation: Remains approval.

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Agenda Item 10

Supplementary Information Planning Committee on 14 December, 2011

Case No. 10/3221

Location	First Central, Coronation Road/Lakeside Avenue, Park Royal, NW10
Description	Outline planning application for: <ol style="list-style-type: none"> The construction of up to 60,000 sqm of office accommodation (Class B1) in 3 buildings up to a maximum of 10 storeys in height, up to 1,700 sqm of retail, restaurant, hot-food take-away floor space (Class A1 to A4), up to 2500 sqm of health and fitness floor space (Class D2) with associated pedestrian areas, landscaping, access/servicing, car and cycle parking; and the construction of 4 residential blocks up to a maximum of 9 storeys in height to provide a maximum of 545 residential units, consisting of a mix of 1, 2 and 3 bedroom apartments for private, rented and shared ownership, with associated landscaping, access/servicing, car and cycle parking; and the provision of 2 play areas and a Multi Use Games Area, and modifications to existing footpaths in West Twyford Park (Bodiam Fields), and modifications to existing surface treatment in Lakeside Drive; and the provision of an energy centre on land east of Lakeside Drive.

Matters to be approved: access, layout and scale with appearance and landscaping reserved.

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Members visited the site on Saturday and a number of issues raised by them and interested parties are dealt with below:

Health and education provision:

The Section 106 secures £1.1m towards secondary school provision and £0.9m towards primary school provision. No additional nursery provision is proposed. The shell of a nursery was originally provided in the first residential phase however despite two years of marketing the developer was unable to find a tenant and the space has now been concerted to residential accommodation. Additional nursery accommodation is currently being provided at West Twyford Primary School.

Space for a GP surgery has been provided on the ground floor of Crystal House as part of the first residential phase. This has remained vacant since its construction and despite marketing there has been no interest in occupying the unit by a medical practice or by the PCT. This space remains available for healthcare provision of possible a nursery should it become viable in the future.

Over concentration of social housing:

The proportion of social housing being proposed is at approximately 25% half the 50% level required by policy subject to viability. While dispersing social housing around a site ('pepper potting') may be considered preferable in terms of social integration the reality is that the practicalities of delivery, management and affordability means that housing associations resist it.

Energy Centre Location:

After further consultation with the Council's Environmental Health team it is suggested that this additional condition be added seeking further safeguards over emissions:

Prior to [commencement of development, commencement of use, installation?] the applicant shall submit details of the air quality impacts of the energy centre to the local planning authority for approval. Details must include at least the following:

- Characteristics of the proposed CHP unit and **Page 5** including emission rates for oxides of Nitrogen;
- Modelled impacts on the local area and specified receptors (including cumulative impacts with local roads);

- *Proposals for mitigation or abatement techniques to be used to control emissions; and*
- *Proposals for post-completion monitoring of the impacts to verify the modelling details of the modelling approach and specified receptors shall be agreed in advance with the local planning authority.*

Reason: To protect the amenity of local residents

While officers are satisfied that a suitably designed energy centre would be acceptable in the current location indicated on the plans, the existing condition requiring the developer to consider the feasibility of locating it elsewhere on Lakeside Drive is retained in the interests of good neighbourliness.

Siting of MUGA:

The proposed MUGA is sited at the junction of Twyford Abbey Road with Bodiam Way. The nearest housing is over 30 metres away and separated from the park by roads. This is considered sufficient to preserve the amenities of residents. No floodlighting is proposed which will naturally restrict the MUGA from being used after dark.

Clarification on consultation:

Some Ealing residents felt that they hadn't been included in the consultation. A total of 251 addresses were consulted by Brent, and this included residents in Ealing. A list of those consulted was sent to Ealing Council who then carried out their own wider consultation asking residents to write to Brent with their concerns. The majority of the 51 responses received came from residents in Ealing. Officers are satisfied that the consultation undertaken for this application significantly exceeds the statutory requirements.

Footpath between Lakeside Drive and Toucan Close:

Residents expressed concern that the foot/cycle path between Lakeside Drive and Toucan Close will become a rat run for people on motor cycles. Some residents are concerned that this footpath is a catalyst for anti-social behaviour and have asked for it to be sealed off all together. Further consultation with Highways and Transport Delivery has confirmed that they would resist the closure of this public footpath as it provides a useful route and is required for the proper planning of the area.

Traffic camera in Bodiam Way:

Residents pointed out that the traffic camera installed in Bodiam Way to enforce this as a bus and emergency vehicle only route has not been operating for two years. This has been taken up with the developer and Highways and Transport Delivery. It proposed that an additional Head of Term be included in the s106 requiring that this camera be maintained at all times.

Ealing Council Response:

Raise no objection but request that Bodiam Way continue to be restricted to bus and emergency vehicles only. This is the intention (see above).

Further Comments from Highways & Transport Delivery:

Request that an additional section 106 clause be added requiring the submission of a Servicing Management Plan; and additional conditions requiring details of:

- (i) the layout of the yet-to-be constructed length of Lakeside Drive, to include the provision of on-street sheltered parking bays (thus narrowing the carriageway width) in front of residential blocks C & D, traffic calming features, lighting and drainage;
- (ii) pedestrian links to the adjoining Origin Business Park;
- (iii) car parking and loading bays for the office blocks, including a reduction in the number of car parking spaces to a maximum total of 542 (plus disabled parking); (iv) car parking, access arrangements, refuse storage and landscaping for the residential blocks, including access to a further 50 car parking spaces for Block A; and (v) an additional 50 publicly accessible bicycle parking spaces in the vicinity of office Block E;

Recommendation: Approve

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Agenda Item 11

Supplementary Information Planning Committee on 14 December, 2011

Case No. 11/2416

Location 159 Harrow Road, Wembley, HA9 6DN
 Description Development comprising a new building ranging in height from 1 to 7 storeys comprising 18 residential units and including basement car parking, cycle parking, refuse and recycling storage and external amenity space

Agenda Page Number: 139

This site was visited by members on Saturday.

There is an error in the recommendation section of the report where it states that the application is recommended for approval, when in fact it is recommended for refusal. The notification letters to interested parties did state that the application is recommended for refusal. The application details on the Council's website also indicate that it is recommended for refusal.

Since the report was written a number of amendments have been submitted seeking to overcome the reasons for refusing the application. These amendments seek to reduce the mass of that part of the building that projects into the rear part of the site. This amendment means the scheme now meets SPG17's '45 degree' rule in its relationship with the neighbouring property at 161 Harrow Road. While issues remain with the potential impact of the scheme on the privacy of this and other neighbouring properties officers feel that further amendments may overcome these remaining concerns. Members are therefore requested to defer making a decision in order to allow officers more time to consider the scheme and seek further amendments.

Recommendation: Defer decision to allow officers more time to consider the application.

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Agenda Item 12

Supplementary Information Planning Committee on 14 December, 2011

Case No. 11/2042

Location 28 Berkhamsted Avenue, Wembley, HA9 6DT
 Description Change of use of land to extend domestic rear garden of No. 28 Berkhamsted Avenue and erection of single storey outbuilding in rear garden of dwellinghouse (Revised description, and revised plans received)

Agenda Page Number: 149-156

There are a few corrections to the original committee report, in relation to some of the measurements for the proposed outbuilding. This is due to the incorrect revised plan being referred to when appraising the application, as a further revision had been received prior to the final revision. The correct dimensions are summarised as follows (as per revised plan number 11/036B):

- The proposed building is to be set in 2.0m from the rear boundary of the site (not 1.5m as stated in the original report)
- The proposed building is to be set in 4.0m from the side boundary with 28A Berkhamsted Avenue (not 2.0m as stated in the original report)
- The proposed height is to be 2.6m to the eaves and 3.9m to the ridge (same as stated in the original report)

The three separate rooms proposed are to be a gym area, a shower area and a sauna area, as annotated on the revised plan, number 11/036B.

Condition no 2 has been amended to ensure that correct revised plan is referred to.

Since the original report, a land registry check has been made to clarify that the applicants are the owners of the land to the rear of 20-28 Berkhamsted Avenue and to the rear of 5-11 Northchurch Road. This search confirms that they are the owners of the land.

A further letter has been received from the neighbour at no 9 Northchurch Road, in response to the revised plans, who wished to state that they still object to the application. The concerns raised are the same as those raised originally, which have been listed in the original committee report, under the 'consultations' section, and discussed in the 'remarks' section of the report.

Recommendation: Remains Approval.

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