



Supplementary - Planning Committee

Wednesday 13 February 2013 at 7.00 pm

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

Membership:

Members

Councillors:

Ketan Sheth (Chair)
Daly (Vice-Chair)
Aden
Baker
Cummins
Hashmi
John
CJ Patel
RS Patel
Krupa Sheth
Singh

first alternates

Councillors:

Thomas
Long
J Moher
Kansagra
Ms Shaw
Cheese
Van Kalwala
Hopkins
Gladbaum
Oladapo
Hossain

second alternates

Councillors:

R Moher
Naheerathan
Moloney
HB Patel
Sneddon
Beck
Ogunro
Lorber
Harrison
Powney
Mashari

For further information contact: Joe Kwateng, Democratic Services Officer
020 8937 1354, joe.kwateng@brent.gov.uk

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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 5.30pm in Committee Room 4

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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11. Supplementaries		1 - 4



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 11

Agenda Item 04

Supplementary Information Planning Committee on 13 February, 2013

Case No. 12/3110

Location	Claremont High School, Claremont Avenue, Harrow, HA3 0UH
Description	Demolition of existing single storey store and office and erection of first and second floor extension to existing ground floor girls' gymnasium at north eastern wing of Claremont High school, to form additional accommodation for Sixth Form Facility

Agenda Page Number: 33

The impact of the proposed school extension on the privacy and amenity of the adjoining residential properties to the northern boundary of the school site, Nos. 30 and 32 Salehurst Close, was discussed at the Planning Committee's site visit of 9 February 2013. A further representation has been received from one of the objectors to the application dated 11 February 2013 on the same issue of privacy.

To address residents concerns, it is recommended that an additional condition is included to ensure all glazing on the first and second floors of the northern elevation of the extension is obscure glazed below 1.7m. It should also be noted that Condition 5 as set out on pg. 32 in the Committee Report requires additional landscaping to be planted along the northern boundary to provide screening. The proposed wording of the additional condition is as follows:

Condition 8

All glazing on the first and second floors of the northern elevation of the proposed extension shall be constructed with obscure glazing up to a height of 1.7m and shall open at high level only (not less than 1.7m above floor level) and shall be permanently maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupiers.

Recommendation: Remains approval subject to additional condition.

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Agenda Item 06

Supplementary Information Planning Committee on 13 February, 2013

Case No. 12/2924

Location	Willesden Green Library Centre, 95 High Road, London, NW10 2SF
Description	Demolition of the existing Willesden Green library building, retention of the former library building on the High Road frontage, and the erection of a new Cultural Centre, including cafe and retail space, along with 95 residential flats (46 one and 49 two bed units) to the rear of the site, with associated car parking

Agenda Page Number: 47

Members are informed that as a result of further legal advice in relation to the period of statutory notice following re-consultation, the application will not now be considered at this meeting. It will be dealt with at the next available meeting.

Recommendation: Defer to next available meeting.

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Agenda Item 07

Supplementary Information Planning Committee on 13 February, 2013

Case No. 12/2925

Location	Willesden Green Library Centre, 95 High Road, London, NW10 2SF
Description	Conservation Area consent for partial demolition works to the rear of the old library building to facilitate its link to the proposed Willesden Green Cultural Centre

Agenda Page Number: 89

Members are informed that as a result of further legal advice in relation to the period of statutory notice following re-consultation, the application will not now be considered at this meeting. It will be dealt with at the next available meeting.

Recommendation: Defer to next available meeting.

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Agenda Item 08

Supplementary Information Planning Committee on 13 February, 2013

Case No. 12/3089

Location	SKL House, 18 Beresford Avenue, Wembley, HA0 1YP
Description	Erection of first floor extension to front of building, with alterations to the front forecourt layout, reduction in width to existing vehicle access and change of use from office (B1a) to a mixed use with B1(c) (light industrial), B8 (warehouse & distribution) with ancillary office and kitchen showroom (as amended by revised plans dated 22/01/13).

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Heather Park Neighbourhood Watch have sent in a further letter, along with a petition of objection listing 31 signatures. The majority of the objectors are residents of Beresford Avenue.

The letter repeats objector's concerns that are set out in the Committee Report. Essentially local residents are concerned with the impact this proposal will have on traffic and parking conditions locally, and cite the following as reasons for this:-

Objector's concerns:

The reduction in off-street parking spaces from 6 (existing) to 4 (proposed) is not acceptable.

Response:-

The existing layout has 6 spaces marked on the frontage, with a loading bay located centrally. However the reality is that access to 4 of these parking bays can only be gained by illegally crossing the footpath, which is an unacceptable arrangement.

Transportation Officer's support the revised layout as the four spaces proposed still represents 75% of the maximum parking standard being provided off-street. Secondly the layout will provide improved servicing arrangements. Thirdly the proposed reduction in the width of the vehicle access will result in improvements to the footway. And finally the alterations to the site boundary treatment which are to include the erection of a dwarf

boundary wall will prevent vehicles illegally crossing the footway to access the site in the future.

Access to 2 of the proposed parking bays will be restricted by the position of the loading bay.

Response:-

There are likely to be occasions when vehicles loading and unloading do restrict access. However the likelihood is that vehicles servicing the building would only be parked on the frontage for relatively short periods at a time. So whilst it would be preferable to have a parking layout which avoids this scenario altogether the alternatives would require a revised front layout and the loss of more parking bays, so to avoid a reduction in parking this has not been pursued.

On balance the scheme does result in improved servicing arrangements, improved vehicle access arrangements and an acceptable level of parking. A further reduction in parking spaces should be avoided and Transportation Officer's have re-confirmed that this layout represents the best solution.

There are no arrangements in place for the storage of bins, and depending on where these are positioned on the frontage this may reduce the number of parking spaces further.

Response:-

Officer's are recommending Condition 9(a), this requires the approval of refuse storage details prior to commencement of the use. This condition will give the Council sufficient control over the capacity of refuse storage and its location.

Recommendation: Remains approval.

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