



Supplementary - Planning Committee

Wednesday 17 April 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

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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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Agenda Item 17

Agenda Item 03

Supplementary Information

Planning Committee on 17 April, 2013

Case No.

12/3238

Location	Asquith Court Schools, 9 The Ridgeway, Harrow, HA3 0LJ
Description	Construction of 2 x vehicular accesses onto Draycott Avenue to provide 'entrance' and 'exit' to serve new hardstanding for six on-site parking spaces and parent drop-off zone, pergola, re-location of lamp post, alterations to landscaping and play areas and other associated alterations.

Agenda Page Numbers: 11

Two additional objections to the proposal were received from Councillor Suresh Kansagra and Councillor Bhikubhai Patel (Kenton Ward Councillors) on 9 April 2013.

The objections to the application are on the following grounds:

- Increase in traffic and congestion;
- An increase in the number of parked cars in and around the junction, resulting in an already dangerous junction being made further unsafe.

These objections have been considered in sections 2, 3 and 7 of the main Committee Report.

Recommendation: Remains approval.

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Agenda Item 05

Supplementary Information

Planning Committee on 17 April, 2013

Case No.

13/0507

Location	Former Willesden New Social Club, Rucklidge Avenue, London, NW10 4PX
Description	Erection of a four and five storey building accommodating 22 flats, ground floor A1 and/or D1 floorspace and retention of electricity sub station.

Agenda Page Number 35

Members visited the site on Saturday 13th April 2013.

The following points were raised:

- Rubbish dumping in area – in favour of development on site;
- Scheme should be set further back to follow building line;
- Size of building should be reduced;
- Over dominant;
- Health and safety concerns due to proximity of balcony's to footpath (dropping objects);
- Outside spaces do not meet London Plan.

Following the site visit an email in support of the scheme was submitted by Councillor Powney.

An additional 5 objections have been received by Planning since the report was written, bringing the total number of objections to 12. Also an objection from the Chair of the Residents Association (RARA) has been received re-confirming their view that the design of the development is unacceptable, out of character with the locality, and that the building would be too close to both Rucklidge Avenue and Park Parade frontages. The points can be summarised as follows;

- Over- intensive, too high design.

- Cantilever design does not follow any design precedent in the area.
- Lack of Amenity Space.
- Lack of consideration for any disabled parking on-site.
- Retail unit will add to traffic and parking problems on site
- Scheme has been drawn up with the help of Council Officers and that there has been no consultation with residents.

The majority of concerns expressed by residents and the residents group are dealt with in the main body of the report, including the issue of the cantilevered corner section and the minor alterations to the massing. Transportation Officers have confirmed that any disabled resident could apply for an on-street parking bay to be provided in the future. As far as the proposed height of the building is concerned the submitted information confirms that at its highest point it would be no higher than Design Works on the opposite side of Rucklidge Avenue. As explained in the report, the top floor of the proposed development would be set away from the edge of the building (by 3.3 metres on Rucklidge Avenue elevation) so that the eaves of the new flatted block would actually be 2.7 metres below the height of Design Works. In terms of congestion, the report below sets out that the scheme would be "car free", and existing parking controls safeguard existing parking during peak hours. In addition the ground floor commercial unit benefits from its own dedicated servicing bay pg.47.

Clr Hector has objected to the scheme raising the following points;

- Bulk of building out of proportion with surrounding area.
- Concerns expressed in previous application that the substation would have health implications were not acknowledged. Now the developer has realised they cannot build over the substation and as a result have had to submit this revised application.
- Local residents being punished for mistakes made by developer/Planners in respect to the substation.
- Building is a visibility hazard for traffic and pedestrians because of its building.
- Increase in scale has far greater impact to neighbouring amenity

Concerns relating to design have been addressed in the report. As explained in the history section, a scheme on this site was approved at Planning Committee in 2012. Subsequently the issue of air rights came to light and Officers have been involved in discussion about how to deal with this particular issue. To clarify the scheme was not revised on grounds of health and safety. Officers are satisfied the consultation on the application complies with the normal approach to schemes of this nature.

Recommendation: Remains approval subject to a legal agreement

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Agenda Item 07

Supplementary Information

Planning Committee on 17 April, 2013

Case No.

13/0500

Location	JUBILEE CLOCK, High Street, London
Description	Listed building consent for relocation of Jubilee Clock onto footpath outside no's 53 & 55 High Street, NW10.

Agenda Page Number: 59-64

Officers have received a letter of support from the Harlesden Town Team (HTT). They represent local residents and businesses in the Regeneration of Harlesden and the HTT have expressed their full support for the proposal, stating that the repositioning of the clock will benefit the community as a whole.

Recommendation: Remains Grant Consent

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Agenda Item 09

Supplementary Information

Planning Committee on 17 April, 2013

Case No.

13/0224

Location	904 Harrow Road, London, NW10 5JU
Description	Demolition of existing petrol filling station and construction of part three, part four storey (over undercroft) building comprising 21 residential units, amenity space, undercroft car and cycle parking and associated landscaping and access arrangements

Agenda Page Number: 79**Committee Site Visit**

Members visited the site on Saturday 13th April 2013. KTRA distributed their letter of support which had been submitted to Officers during the application, alongside other visual information.

The planning agent made the following points at the visit:

- Viability in report should be updated so as to state 6 affordable homes proposed (previous proposal for 5 affordable homes);
- Landscaping can be conditioned;
- Petrol station canopy on site prominent;
- Amenity space standards on site met and sometimes exceeded;
- If single storey element removed would cause safety concerns;
- Letters of support miscounted.

Residents raised following issues:

- Crime a significant concern;
- Agent has worked with local residents;
- Support for scheme.

In response to the above, Officers have re-checked and can confirm that 4 more letters of support have been received since the report was written, bringing the total number of letters of support to 11. Also to clarify, although not specifically stated, the support of KTRA was taken into consideration in the main body of the report.

The additional points made in letters of support are as follows;

- Petrol station is an eyesore
- Sympathetic design
- Improvement on previous design
- Process has involved local residents

As Members will have noted, the majority of these concerns are dealt with in the main body of the report. In terms of the crime and safety issue relating to the omission of the front unit, these are acknowledged in the report. However, Officers consider that there a number of ways in which the area could be treated, including a secured area of landscaping of the area, and that the suggestion of anti-social behaviour should not be enough to justify an element of the scheme that is considered to be unacceptable for the reasons set down in the report. Officers are concerned that if the approach of building on external space as the only way of designing out these sorts of security issues was repeated throughout the Borough it would have an inevitable impact on the overall quality of developments. For clarity, amenity space standards (SPG17) are not met on the site and the quality of amenity space for the lower ground floor units, given their proximity to the street, entrance to undercroft parking and bin, is questionable. Both of these issues could be ameliorated by the suggested changes.

Background

For the information of Members, Officers have had a number of discussions about the development of this site both before the submission of this application and during its lifetime. Whilst a number of issues raised have been addressed, fundamental aspects of the scheme relating to the design and quality of accommodation that have been consistently raised have not been and the applicants have confirmed that they do not wish to change the proposal further. It is as a result of this decision that the report has been brought before Members, even with the support outlined here, with a recommendation for refusal.

The main outstanding issues are:

- ground floor units in terms of quality and design on the Harrow Road elevation.
- poor quality of residential environment, in terms of its relationship to the public street and proposed access.
- impact on amenity of nearest Rainham Road property.
- poor landscape setting to building.

For the sake of clarity, the majority of these issues could be resolved by replacing unit L01 with a secure landscaped area and adapting the layout of the other lower ground floor unit sited towards the western end of the site.

This is a Major Application that should be dealt with within the 13 week statutory period (which expires on 17 May 2013) and the Council's performance in dealing with these types of application is one of many that is subject to external Government scrutiny.

Recommendation: Remains Refusal

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Agenda Item 13

Supplementary Information

Planning Committee on 17 April, 2013

Case No.

12/3499

Location	Car park, Brook Avenue, Wembley
Description	Erection of 4 blocks of flats (3x8-storey & 1x5-storey) comprising 109 flats and the erection of 2x3-storey semi-detached family houses. (Revised Description)

Agenda Page Number: p113

Representations received since main committee report

A response from the resident of 35 Corringham Road has been received who has previously objected at the time of the initial consultation. They have advised that they are unable to attend the planning committee on Wednesday 17th April, but would like to reiterate their initial objections. The specific issues raised in their original objection were that the proposal would exacerbate existing parking problems in the area.

There has been a response from the resident of 62 Carlton Avenue East who has objected, but has not provided any specific reasons for objecting.

Dangerous Tree

We have been notified that one of the trees on the site has partly fallen down and is now leaning precariously over the road. Council officers have inspected the site and are in agreement that the tree is dangerous and have advised the owners of the site (Transport for London) to cut the tree down as a matter of urgency. We understand that the tree will be cut down this evening (Tuesday 16th April).

Conditions

Since the main committee report was written there have been the following amendments to the wording of some of the conditions:

Condition 2

This condition states that development shall be carried out in accordance with the listed approved documents. The submitted Energy Strategy, by Calford Seaden, dated December 2012 had been previously omitted from this list. This should be added in the final list of documents, recommended for approval.

Condition 19 will now read:

proposed Blocks 3 and 4. Such living roof details shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing and thereafter shall be installed prior to occupation and maintained as brown roofs. The details shall include:

- (i) General arrangement of hard and soft landscape; construction details of roof; drainage; waterproofing; proposals; indicative sections across roof.
- (ii) All hard surfacing including locations, materials and finishes.
- (i) **All seeding, including location, species, density and number. Native, suitable seeding should be specified as much as possible, where appropriate.**
- (ii) A detailed (min 5 year) landscape management plan showing requirements for the ongoing maintenance of hard and soft landscape. Water points should be provided as necessary

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and the interests of both local biodiversity and amenity are maximised. Also to promote sustainable design, sustainable drainage, and urban cooling.

Condition 23 will now read

Prior to occupation of development, details of six bat and six bird boxes, to be positioned on existing mature trees by an experienced ecologist, shall be submitted to and approved by the Local Planning Authority. The installation of the approved nesting boxes shall be undertaken prior to occupation of the development.

Reason: In the interest of wildlife preservation

Condition 30 will now read

The creation of the proposed Woodland area shall be carried out in accordance with the approved 'New Management Plan' dated December 2012, Ref: 2383-RE-01A, the Woodland planting plan dated 19/09/12, Ref: 2383-PP-01A, the Woodland planting plan dated 19/09/12, Ref 2383-PP-01 and Planting Schedule, , Ref: 2383-PS-01. Short-long term management of the woodland and its associated areas shall be carried out in accordance with specification set out within the New Woodland Management Plan dated December 2012, Ref: 2383-RE-01A.

In addition to the above, the following will be required, unless otherwise agreed in writing with the Local Planning Authority:

- **An Addendum to the 'New Management Plan', hereby approved, and a revised Woodland Planting Schedule, incorporating the additional pedestrian access from Brook Avenue, as shown on the proposed site plan, drawing number PL_0_01 Rev H hereby approved**
- The wood land shall be subject to regular management /intervention from appropriately trained, accredited and experienced contractors and/or a relevant volunteer organisation such as Groundwork Trust.
- The woodland shall Include Alder Buckthorn within the native woodland mix
- Subject to the provision an addendum to the planting plan and woodland management plan which shall include the addition of Alder Buckthorn as woodland edge planting and/or under storey planting. To include any revisions based around the addition of the extra entrance.
- All preliminary tree clearance works shall be carried out by an Arboricultural Association approved contractor in accordance with principles set out in BS 3998:2010 Tree works-Recommendations and BS 5837:2012 Trees in relation to design, demolition and construction-Recommendations.
- Tree removal works are subject to the attendance of a suitably qualified arboriculturalist in conjunction with the Local Planning Authority tree officer during all major tree removal works.
- The Local Planning Authority will be given 14 days prior notice of any works to trees

- (i) *To ensure a satisfactory standard of appearance and setting for the development and to ensure the viability and health of existing and newly planted woodland trees and vegetation, in the interests of the occupants and general public.*
- (i) *To encourage the presence of local biodiversity through the creation, enhancement and management of appropriate habitats.*
- (i) *To ensure the retention of suitable mature specimen trees where appropriate (this reason connected to the retention of consultant on site).*
- (i) *To ensure the presence of the Local Planning Authority Tree Officer or Arboriculturalist Consultant on site during any sensitive operations within 5 metres of the root protection areas of retained trees.*

Highways/Transport Matters

Since the main committee report, the applicants have submitted revised details for the Travel Plan, to address the issues raised by the Council's Highway Engineer. Should the application be supported the Travel Plan, along with any further amendments considered necessary by the Council's Highway Engineer, will be secured by S106 Agreement.

Section 106 obligations

There had been an error in the main committee report with regard to the provision of Affordable Housing. The number of intermediate units is to be 25, but rather than 5 x 1 bedroom and 17 x 2 bedroom, this should have been '4 x 1 bedroom and 18 x 2 bedroom'. The revised clause reads:

- (b) *Provision of 55 units (49%) for Affordable Housing, comprising:*
- *20 affordable rented units (11x1 bedroom and 9x2 bedroom) subject to rent controls requiring a rent of no more than 80% of market rent inclusive of service charges*
 - *10 affordable rented units (8x3 bedroom and 2x4 bedroom) at target rents exclusive of service charges*
 - ***25 intermediate units (4x1 bedroom, 18x2 bedroom, 3x3 bedroom)***

The financial contribution in the proposed Heads of Terms has consequently also been altered, to take into account the extra bedroom proposed, as well as an error referring incorrectly to the 'river Brent' when it should have read 'Wealdstone Brook'.

- (c) ***A contribution £579,000 (£2,400 per net affordable bedroom, £3,000 per net market bedroom), due on material start and index-linked from the date of committee for Sustainable Transportation, Education, Open Space and Sport in the local area, to include a part of this contribution to be ring fenced to deal with the environmental issue of Japanese Knotweed specifically on the banks of **Wealdstone Brook** situated on the southern side of Brook Avenue.***

The above correction does not affect the number of residential units proposed – which remains at a total of 111, comprising of 109 flats and 2 dwellinghouses.

Other than the above, the Heads of Terms remain the same as detailed within the main committee report.

Recommendation: Remains Grant Consent Subject to S106 Agreement, with revisions to the conditions and details within the S106 obligations as discussed in this supplementary report.

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Planning Committee

17 April 2013

Report from the Director of Regeneration & Major Projects

Wards affected: Barn Hill & Queens Park

Supplementary Report re Item 14

Barn Hill Conservation Area Design Guide and Queen's Park Conservation Area Design Guide – Response to public consultation

Agenda Page Number: 137

1.0 Additional comments received

1.1 Further comments from Mr Robert Dunwell have been received expressing the following concerns:

- Failure to fully set out detailed consultation responses within the Planning Committee report. This has led to over summarising the points raised within the consultation response, so that they can not fully considered by Members.
- Failure to identify Mr Dunwell's comments as submitted on behalf of the BHRA (2004), part of the QARA Group of Associations.

1.2 Your officers advise that the table setting out the comments is considered to reasonably inform Members of the issues raised and a consistent approach to presenting the comments has been taken for all responses received. A copy of the full consultation responses will be made available at the Member's briefing held prior to the Planning Committee.

1.3 Reference has not specifically been made to the BHRA (2004) but can be highlighted to the Planning Committee as part of the pre meeting briefing.

No Change to Recommendation

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