



Supplementary Planning Committee

Wednesday 1 April 2015 at 7.00 pm

Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Marquis (Chair)
Colacicco (Vice-Chair)
Agha
S Choudhary
Filson
Hylton
Kansagra
Mahmood

Substitute Members

Councillors:

A Choudry, Conneely, Duffy, Ezeajughi,
W Mitchell Murray and M Patel

Councillors

Colwill

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020 8937 1354, joe.kwateng@brent.gov.uk

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democracy.brent.gov.uk

The press and public are welcome to attend this meeting

Members' briefing will take place at 6.00pm in Boardrooms 7 and 8

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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Agenda Item 03

Supplementary Information

Planning Committee on 1 April, 2015

Case No.

15/0178

Location Ark Academy Primary and Secondary School, Forty Avenue, Wembley, HA9 9JR
 Description Construction of a two storey building on the northeastern part of the site to provide a sixth form centre containing a main reception, classrooms, study room, dining space and performance hall together with associated hard/soft landscaping improvements, including a natural habitat landscaped area, and service access.

Agenda Page Number: 11

Members Site Visit

Members visited the site on 28.03.2015. The following clarification is provided:

Relationship to existing school building

The height of the sixth form block is 8.7m and the main school building (excluding the set back roof top element) is 11.7m. A distance of between 11.8m to 15.9m is maintained between the two buildings.

A number of development options were explored and set out in the Design and Access Statement. The option that is the subject of this application was considered to be the preferred option, taking into account the relationship with the existing school building including natural lighting levels and ventilation.

Construction traffic

The recommendation is subject to a number of conditions. One of these condition (condition 5) relates to a Construction Method Statement which includes a requirement to submit details of construction traffic.

Community access to new building

As discussed on paragraph 24 of the main committee report, community access will be provided to the new sixth form block and further details of the community access arrangements are recommended to be conditioned to any forthcoming planning consent.

Was the retention of this woodland area made a condition of the original planning permission

The original planning permission did include an undeveloped woodland area between the school building and the Forty Avenue/Bridge Road boundary. This area was included within the landscape condition (condition 4 of the original consent) requiring details of the management of the woodland area. There were however no conditions requiring the retention of the woodland area in perpetuity.

This application has considered the ecological value of the woodland area and balanced this against the needs of the school. It will provide an opportunity to enhance the woodland area through new tree planting and a woodland management plan.

New tree planting

The proposal will include new tree planting (minimum of 4 trees) together with native shrub planting along the northern boundary with Forty Avenue marked as Zone A on the Planting Strategy . The landscape proposal is also seeking to relocate 4 existing trees (secured as part of the original consent), which are currently located within the development site. Further details on the planting strategy and relocation of the existing trees are recommended to be conditioned to any forthcoming planning consent.

Will there be extra pupils in the future to take account of the new building, and consideration of traffic congestion in the area

The application is not seeking to increase pupil numbers.

Other matters

The Barn Hill Residents Association has provided details of a letter sent out from the School Principal to primary school parents/carers regarding parking and dropping off children at school. This letter reminds parents/carers of the requirements to park and drop/pick up children safely including matters such as not parking on zig zag lines.

It is confirmed that advise that the school does have a Travel Plan in place. This is required to be renewed on an annual basis and is again due to be submitted by mid June in order for it to be accredited by TfL.

Recommendation: Remains approval subject to conditions set out after paragraph 28 of the main committee report and the additional condition restricting pupil numbers.

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Agenda Item 04

Supplementary Information

Planning Committee on 1 April, 2015

Case No.

15/0507

Location	2A Shaftesbury Avenue, Harrow, HA3 0QX
Description	Proposed subdivision of existing plot, demolition of existing detached building, and erection of a detached single-storey 2-bedroom dwelling house with a converted loft space and basement level, on land n/t 2a Shaftesbury Avenue, with associated off-street parking, bin store and replacement sliding front gate to the frontage.

Agenda Page Number: 33

Members Site Visit

Members visited the site on 28.03.2015. The following matters are clarified:

Quality and quantity of garden space of retained house

As discussed in paragraph 17 of the main committee report, the retained garden area for no.2a Shaftesbury Avenue (the retained house) is 58sqm which exceeds the minimum requirement for 50sqm, satisfying SPG17 requirements on outside space.

Impact of new building on neighbours windows, Conservation Area and ability of neighbour to extend

The impact of the new dwellinghouse has been discussed within paragraphs 22 and 23 of the main committee report. The relationship of the new dwellinghouse in relation to the adjoining conservation area has been discussed within paragraphs 9 to 14 within the main committee report.

The ability of the adjoining property within the conservation area (No. 4 Shaftesbury Avenue) to extend in the future as a result of new house has been considered. To prevent the infilling of gaps as a result of future extensions, the new house is proposed to be set in away from the boundary. Likewise any extension of No. 4 Shaftesbury Avenue, will need to follow the Mount Stewart Conservation Area Design Guide principles which seeks a minimum 1m set in from the side boundary.

How does light get into basement

As discussed in paragraph 16 of the main committee report, the front bedroom within the basement will be served by a proposed lightwell in order to gain natural daylight into the room and the rear bedroom within the basement (labelled 'bedroom 1') is to be served by a large 'walk on' skylight feature.

Impact of excavation of basement on existing building

In accordance with Brent's Basement Practice Guide, this application is accompanied by a Construction Statement & Build Methodology. It is recommended that an informative is attached to any forthcoming planning consent, that draws the applicant's attention to their requirements under the Party Wall Act.

Trees to the front of the site

The application is seeking to retain existing trees along the frontage of the site. Further details on the landscape proposals for the scheme are discussed within paragraphs 19 to 21 within the main committee report.

Recommendation: Remains approval subject to the conditions set out after paragraph 28 of the main committee report.

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Agenda Item 05

Supplementary Information

Planning Committee on 1 April, 2015

Case No.

14/4732

Location	FLATS 1-6 INC, 84 Bowrons Avenue, Wembley, HA0 4QR
Description	Erection of roof extension to existing three storey block of flats to form 2 new self-contained flats (2 x 1 bed) with associated cycle store to the rear

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Deferred for consultation.

Recommendation: Deferred

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Agenda Item 06

Supplementary Information

Planning Committee on 1 April, 2015

Case No.

14/3122

Location	STORAGE LAND OPPOSITE LINDEN AVENUE, Station Terrace, London
Description	Redevelopment of the storage land opposite Linden Avenue to include the demolition and removal of existing buildings and structures and the erection of four storey building comprising 9 no. self-contained flats (7 x 2 bed and 2 x 3 bed) (Use Class C3), 5 no. retail units (Use Class A1) and 1 no. office unit (Use Class B1) on the ground floor with associated loading bay

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Members visited the site on Saturday 28th March 2015. The site was seen from Station Terrace and also from a rear garden in Clifford Gardens which is the residential road on the opposite side of the railway tracks.

A number of points came out of the visit.

HEIGHT OF BUILDING

A section through the site and including both buildings in Clifford Gardens and Station Terrace opposite the site has been provided. It indicates that properties in Clifford Gardens are sited at a higher level than the application site. The proposed building, which would be 4 storeys in height, would be higher than the highest part of the roof of the Station Terrace properties immediately opposite the site by approximately 2.5 metres. Members will have noticed from the site visit that buildings towards the Chamberlayne Road end of Station Terrace are higher than those opposite the application site.

VISUAL IMPACT OF THE BUILDING

The relationship of the proposed building to what else is around was raised as an issue. Although it would be the case that the building would in fact be higher than some of the buildings nearby it is considered for the reasons set down in the main body of the report that the visual impact would be, on balance, acceptable.

CREATION OF A NOISE BARRIER

Residents have expressed concern that noise from trains would bounce back from the new building and would cause nuisance to residents in Clifford Gardens. Officers in Environmental Health have expressed the view that based on the information that has been provided with the application, in terms of the size and siting of the development, there is probably little action that the Council can take in respect of this particular point.

ON SITE AMENITY SPACE

As explained in the main body of the report the matter of the quality and quantity of on-site amenity space is a consideration here. The combination of the external terraces fronting Station Terrace and the contributions towards off-site landscaping improvements are considered to be acceptable. Obviously, in the majority of instances the Council will look towards providing a sufficient quality and quantity of external space within a development in order to meet the likely needs of future occupiers. In this case, partly to do with the specific site constraints, to do this is a challenge and Officers feel that, on balance, the approach adopted is the appropriate one.

Recommendation: Remains approval subject to legal agreement.

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