



Supplementary Agenda Planning Committee

Tuesday 21 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:

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

Councillors

Colwill

For further information contact: Joe Kwateng, Democratic Services Officer
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 6.15pm in Boardrooms 7 and 8

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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Agenda Item 04

Supplementary Information

Planning Committee on 21 April, 2015

Case No.

14/4981

Location Olympic Office Centre Car Park (Plot C) Rutherford Way, Wembley
Description Reserved matters application for the construction of a 15 storey building of a mixed use development providing 211 residential units (20% affordable) and two Use Class A1/A2/A3/A4/A5 units at ground floor level, and associated landscaping, parking, servicing, public realm works and accesses to the highway.

This application has been submitted pursuant to conditions 1 (details of layout, scale, appearance, access and landscaping), 9 (car parking) and 12 (wind environment assessment) of Outline planning permission reference 13/1522:

Outline planning permission 13/1522 was for the mixed use redevelopment of the car park element of the site including the construction of new buildings and structures to provide a total of 40,000 sq m to provide a range of uses comprising: residential dwellings (Use Class C3), offices (Use Class B1), student accommodation (sui generis), hotel (Use Class C1), retail (Use Class A1/A2/A3/A4/A5) and/or leisure (Use Class D2) and associated car parking, public realm works and associated works and subject to a Deed of Agreement dated 24 December 2013 under Section 106 of the Town and Country Planning Act 1990, as amended

Agenda page Number 23:

At the Committee Site Visit, clarification was requested on a number of matters which is detailed below.

Separation distance between proposed building and Olympic Way

The measurement between the front elevation of the ground floor retail units and the fence along Olympic Way is 9.8m. The main core of the proposed building is to be sited an additional 15m away.

Density of the proposed scheme

With regard to the density of the scheme, the proposal provides 530 units per hectare and 1454 habitable rooms per hectare. Whilst these are slightly over the London Plan guidelines which recommends density between 650-1100 habitable rooms per hectare for central sites with PTAL 5, it is considered that the density is acceptable as the proposal provides good quality residential accommodation, the scale and design of the building is acceptable and the proposal ensures efficient use of the land.

Recommendation: Grant planning permission subject to the conditions set out in the Draft Decision Notice.

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Agenda Item 05

Supplementary Information

Planning Committee on 21 April, 2015

Case No.

14/4971

Location Playground, Silver Jubilee Park, Townsend Lane, London
Description Demolition of existing single storey building and erection of a new single storey building with mono pitched roofs to provide changing room facilities and relocation of the pedestrian access path

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At the Committee Site Visit, clarification was requested on a number of matters which is detailed below.

- Maintenance of the new building

As with all parks facilities, the building will be maintained by Veolia.

- Existing Usage

Sports and Parks have advised that the pitches are currently used by Springfield Youth FC and Neasden Gaelic FC. It is understood that other clubs would like to hire the pitches but not without a pavilion.

- Clarification regarding funding.

As set out in the Committee Report, the project is subject to funding from the Football Foundation, Sport England Inspired Funding and London Marathon Charity Trust. The cost to the Culture Service budget is £70,000 with the proposed build cost estimated to be £700,000.

Recommendation: Grant planning permission subject to the conditions set out in the Draft Decision Notice.

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Agenda Item 06

Supplementary Information

Planning Committee on 21 April, 2015

Case No.

14/3427

Location	Salisbury Primary School, Salisbury Road, London, NW6 6RG
Description	Retrospective application for use of the school's playground area to run a weekly (every Saturday) community car boot sale

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Following on from the Committee site visit on Saturday 18th April 2015 a number of points were raised which require clarification and these are set out and addressed below.

It was noted that the car boot sale has not actually been taking place and the proposal is not, therefore, 'retrospective' as suggested by the description of development. Whilst the submitted application form identifies the proposal as being retrospective, the applicant has since confirmed that the car boot sale had taken place over a period of three months in the summer of 2014. Given the length of time that has elapsed since then, it is recommended that the description of development be amended to remove the word 'retrospective'.

Concern was raised that the Controlled Parking Zone (CPZ) in the area does not operate on weekends. This is acknowledged and is addressed in the 'Transportation impacts' of the 'Detailed Considerations section of the report.

Concern was raised over the cumulative impact of the proposal along with a similar car boot sale which operates at St Augustine's School in Kilburn. It is considered that this other example is a sufficient distance away from the application site so as to not directly conflict with the current proposal.

Concern was raised that a previous planning application for a Saturday car boot sale (13/1111) was only considered acceptable by the Local Planning Authority at that time on a monthly basis. In this previous case a monthly car boot sale was what was applied for at the time and it was approved on this basis. There is no indication in the Officer's Report from the time that only a monthly car boot sale could be considered acceptable and the current proposal for a weekly car boot sale has been assessed on its own merits.

Concern was raised regarding the potential impact of vendors queuing to enter the site. The submitted Site Management Plan identifies that vendors would be required to book a time slot to allow the staggered arrival of vehicles to the site. Marshalls are also proposed to be used to manage entry into the site. This is considered to give reassurance that vendors arriving to the site would not cause an unacceptable impact in terms of congestion. For the avoidance of doubt, an additional condition should be added to ensure compliance with the Site Management Plan. It is therefore recommended that the following condition is attached should permission be granted:

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The car boot sale hereby approved shall take place in accordance with the details of the submitted Site

Management Plan listed in this notice.

Reason: In the interests of neighbouring amenity and the safe and free flow of traffic in the locality

It was noted that Lonsdale Road is a private Road. Officers can confirm that this is the case where parking is managed privately and this fact was considered as part of Transportation Unit's assessment of the proposal which is set down in the main body of the report.

Recommendation: Remains approval, with revised development description and additional condition.

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Agenda Item 07

Supplementary Information

Planning Committee on 21 April, 2015

Case No.

14/2803

Location	Land adjacent to 19 Kings Road, London, NW10 2BL
Description	Erection of a detached two storey 3 bed dwellinghouse with basement level, car parking and bin stores to the front, cycle store to the rear, new timber fence and landscaping

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Committee Members visited the site on 18th of April and also visited Peter Avenue to view the subject site from the rear.

At the site visit the applicant took the opportunity to point out that there were some duplications among the registered objections, in that some residents had objected on more than one occasion. For the information of Councillors the correct summary of representations is 10 neighbour objections and 5 in support.

It has also been clarified that Cllr Jones's representation should be recorded as a comment.

Recommendation: Remains approval subject to conditions.

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