



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Wednesday 4 September 2013 at 7.00 pm

PRESENT: Councillor Ketan Sheth (Chair), and Councillors Baker, Cummins, Kataria, Powney, Singh and J Moher (alternating for Councillor Aden)

Apologies for absence were received from Councillors John, Aden, Hashmi, Kabir and CJ Patel

1. Declarations of personal and prejudicial interests

None declared.

2. Burnt Oak, Colindale Placemaking Plan

Joyce Ip, Planning and Regeneration, gave a presentation regarding the Placemaking plan covering the Burnt Oak, Colindale and The Hyde areas. Joyce Ip clarified that as The Hyde formed a significant part of the plan, all future publications and consultation documents would include The Hyde in the title. The presentation highlighted the Placemaking plan in context with planning framework, the London Plan that was adopted in 2011 and Brent Core strategy. It was explained that four sites had been identified with the intention of developing 2,500 homes, 1,000 jobs and in collaboration with Barnet Council, a total of 12,500 homes, with 2,500 being within Brent. It was explained that coordination between the two boroughs was required to avoid congestion, conflict and to ensure complementary developments along the A5 corridor. Joyce Ip informed the Committee that currently the A5 corridor was hazardous to pedestrians and cyclists, resulting in casualties. The Colindale area had been identified as one of 33 opportunity areas for development. Other problems associated with the areas included poor/ lack of parking, poor public realm, fly tipping, lack on consensus regarding street furniture and unsafe park entrances.

It was explained that the development of the sites were key to promoting and assisting local business as well as tackling issues such as anti social behaviour and lack of community spirit. It was key that the developments should not be seen in isolation and assist in revitalising town centres. Increasing footfall to the area was key to ensure rejuvenation as there were currently large numbers of shops to let with alleyways behind being largely used for fly tipping and building refuse resulting in poor conditions attracting mice. Joyce Ip explained that improvements to these alleyways would help increase the attractiveness of the area to local businesses, residents and prospective owners although noted that some of the alleyways were private lands which could cause difficulties. Key components to improve the street scene included safe crossings, junction's arrangements, consistent suitable paving, appropriate trees and management of signs whilst ensuring that the materials chosen comply with Barnet Council's requirements as Barnet maintains the A5 and the footway on both sides of Burnt Oak Colindale and the Hyde.

Joyce Ip informed the Committee that consultation papers had been sent to all residents in the Fryent and Queensbury wards, 250 non-residential units in the Placemaking area as well as holding consultation events at various locations including the local supermarket. It was clarified that the plan included some initial designs but was a high level document enabling flexibility of developments whilst insuring a delivery mechanism and consideration for the street scene. To ensure a successful delivery, it was explained that an estimate of costs was included in the placemaking plan, corporate strategic endorsement of both Brent and Barnet Councils, establishment of teams across the boroughs, development of schemes in detail to include further consideration and funding to be obtained to enable the development to take place were required.

During discussion, it was explained that Barnet had undertaken a different approach to Brent and therefore used this document in a different way and were at a different stage for endorsement. It was clarified that Brent had previously allocated housing development capacities to sites in Brent Core Strategy and Brent Site Specific Allocations and the Placemaking document was intended to be a flexible document that would not prohibit development but promote design choices to ensure an acceptable public realm when developed. Members noted the use of suitable trees and paving materials however felt that trees and paving materials chosen should be consistent with current policies in place as well as the Brent Placemaking Guide. During discussion, it was explained that meetings had taken place with Barnet at senior and operational officers levels respectively and was agreed that a mechanism and member engagement needed to be in place to ensure a collaborative approach to future development. It was queried whether a formal recommendation should be passed to recommend that the Executive consider the creation of a cross borough joint consultative committee. Aktar Choudhury clarified that by passing a formal recommendation alternative options might be prohibited and a looser structure may be suitable. Aktar Choudhury agreed to explore the options to promote collaborative working which would be included within a future report to the Executive. During discussions, it was felt that further imaginative designs could have been created however it was also recognised that the physical development was exciting and a valuable vision for the borough. Following queries it was clarified that community facilities had been considered alongside the developments as set out in the core strategy with infrastructure requirements being regularly reviewed and updated. It was agreed that the word 'material consideration' be added to recommendation vi with any further comments or suggestions to be emailed to officers.

Ken Hullock summarised that the document was not a development plan but complemented the vision of existing policies whilst providing a guide to improving the public realm in this key growth area. It was felt that by adopting the document greater weight would be given to it whilst being a useful tool when considering future development proposals.

RESOLVED:

- (i) that Planning Committee adopt the Burnt Oak Colindale Placemaking Plan as a vision for the Burnt Oak/ Colindale area.

- (ii) that Planning Committee recommend to Executive that the Burnt Oak/Colindale Placemaking Plan be endorsed as a vision for the area.
- (iii) that the Operational Director, Planning and Regeneration is authorised to make further editorial changes to the document prior to final publication.
- (iv) that 'The Hyde' is included in the title of the document.
- (v) that the improvements to the alleyways are identified as a priority when funding is available.
- (vi) that the Placemaking Plan is a material consideration in determining planning applications locally.

3. Any Other Urgent Business

None.