



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Wednesday 1 April 2015 at 7.00 pm

PRESENT: Councillor Marquis (Chair), Councillor Colacicco (Vice-Chair) and Councillors Agha, S Choudhary, Filson, Hylton, Kansagra and Mahmood

Also present: Councillors Chohan, Pavey and Perrin

Apologies for absence were received from Councillors

1. **Declarations of personal and prejudicial interests**

None.

2. **Minutes of the previous meeting**

RESOLVED:-

that the minutes of the previous meeting held on 4 March 2015 be approved as an accurate record of the meeting.

3. **Ark Academy, Forty Avenue, Wembley HA9 9JR (Ref. 15/0178)**

PROPOSAL: Construction of a two storey building on the north eastern 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.

RECOMMENDATION: Grant planning permission subject to conditions listed after paragraph 28 of the remarks section of the report.

With reference to the supplementary report, Rachel Murrell (Area Planning Manager) clarified the issues raised during the site visit. Members heard that the sixth form block would be 8.7m high and that a distance of between 6-8m, revised from the details in the supplementary report, would be maintained between the existing and the proposed buildings. She advised that there were inconsistencies between the measurements set out in the report and the submitted plans though the building and its site context had been assessed from the plans to understand its scale and setting within the site, as viewed by Members on the site visit. The issue of construction traffic would be addressed via condition 5. She continued that although there were no conditions in the original planning permission requiring the retention of the woodland area, the school had considered the ecological value of the woodland area and by balancing this against the needs of

the school, would provide an opportunity to enhance the woodland area through new tree planting and a woodland management plan.

She continued that the proposal would include new tree planting (minimum of 4 trees) together with native shrub planting along the northern boundary with Forty Avenue and the relocation of 4 existing trees. Further details on the planting strategy and relocation of the existing trees were recommended to be conditioned to any forthcoming planning consent. In respect of a letter from the Barn Hill Residents Association regarding parking and drop off, the Area Planning Manager confirmed that the school had a Travel Plan in place which was required to be renewed on an annual basis in order for it to be accredited by Transport for London (TfL).

Delia Smith (Principal of the school) stated that the current building and its design was inadequate to accommodate the growing demand and the resulting over-subscription for places, hence the application. She added that the original application had in the course of time, proved to be inadequate to accommodate the 6th form class.

During members' question session, concerns were raised about potential increase in traffic, parking demand and the protection of the woodlands area. Additional concerns were also expressed about the use of the hall for community facilities with a suggestion that the hall be not used in the weekends. It was also suggested that the signage for "Ark Academy" be switched off at 10.00pm

In response to members' questions, she stated that the proposal would not result in increased traffic and parking demand as 6th form students largely travelled to the school by public transport, drawing attention to the school's Travel Plan. In respect of concerns about the woodlands, she stated that tree replanting and landscaping measures would enable the school to manage that area efficiently. Members noted that as the original consent for the school allowed the hiring out of the hall for community use, it was not possible to add a condition restricting its use during the weekends however, consideration ought to be given to ensure that wider community access would be given on Wembley event days to ensure sufficient on site parking capacity and an informative advising that advertisement consent would be required for the signage advertising "Ark Academy".

DECISION: Granted planning consent as recommended subject to an amendment to condition 11 (Community Access) to ensure consideration is given to wider community access and Wembley event days to ensure sufficient on site parking capacity and an informative advising advertisement consent is required for the signage advertising "Ark Academy".

4. 2A Shaftesbury Avenue, Harrow HA3 0QX (Ref. 15/0507)

PROPOSAL: 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..

RECOMMENDATION: Grant planning permission subject to conditions listed after paragraph 28 of the remarks section of the report..

Rachel Murrell (Area Planning Manager) with reference to the supplementary report responded to issues raised at the site visit. She informed members that the retained garden area for no.2a Shaftesbury Avenue (the retained house) would be 58sqm which exceeded the minimum requirement for 50sqm, satisfying SPG17 requirements on outside space. She continued that the proposed development would not harm neighbour amenity as it would incorporate obscure glazing and with no sole habitable windows within the flank walls of neighbouring dwellings. Members heard that the scale of the proposed dwelling, its height (being significantly lower than neighbouring development) and separation from site boundaries would not be unduly prominent in the streetscene.

DECISION: Planning permission granted as recommended.

5. 84 Bowrons Avenue, Wembley HA0 4QR (Ref. 14/4732)

PROPOSAL: 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

RECOMMENDATION: Defer for consultation.

DECISION: Deferred for consultation.

6. Land Opposite Linden Avenue, Station Terrace (Ref. 14/3122)

PROPOSAL: 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.

RECOMMENDATION: Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and conditions detailed after paragraph 24 of the remarks section of the main report and delegate authority to the Head of Planning or other duly authorised person to agree the exact terms thereof on advice from the Chief Legal Officer.

With reference to the supplementary report, Andy Bates (Area Planning Manager) explained the issues raised at the site visit. He clarified that 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. He continued that the scale, mass and positioning of the building was on balance considered to be acceptable as the new block would not have such an unacceptable visual impact so as to justify its refusal on this ground. In respect of the creation of a noise barrier against noise to residents of Clifford Gardens from passing trains, the Area Planning Manager stated that the advice from Officers in Environmental Health was that there was little that the

Council could do in this instance. Members heard that the site amenity space was considered to be acceptable in view of the combination of the external terraces fronting Station Terrace, the contributions towards off-site landscaping improvements and the specific site constraints.

Mark Owen (objector), circulated photographs to members of the Committee to support his objection to the scheme on grounds of noise levels, height of the building, its detrimental visual impact and lack of privacy. Mark Owen urged members to defer the application until the issues he had raised had been addressed by the applicant.

Andrew Kiffen (applicant's agent) stated that the proposed development would provide significant benefits to the community in terms of its townscape, additional housing stock and retail spaces. In response to members' questions, Andrew Kiffen stated that the scheme, which could not be set back any further, would not constitute an over-development of the site. He added that the scheme complied with the London Plan and that due to size limitations, it would not be possible to submit a scheme in excess of 10 flats. He continued that details for storage and waste management would be submitted at the detail stage.

Paul Evers (applicant) echoed the views expressed by his agent and added that the scheme would provide car parking facilities whilst addressing refuse and waste management issues.

DECISION: Planning permission granted as recommended.

7. Any Other Urgent Business

Toby Howes

The Chair informed members that this was the last meeting for Toby Howes as he would be leaving the employment of Brent Council after eleven (11) years' continuous service to join the City of Westminster. On behalf of the Committee, the Chair thanked Toby for his excellent work over the years and wished him every success.

The meeting closed at 9.17 pm

COUNCILLOR MARQUIS
Chair