



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Monday 9 May 2016 at 7.00 pm

PRESENT: Councillors Marquis (Chair), Agha (Vice-Chair), Chohan, S Choudhary, Colacicco, Mahmood, Maurice and M Patel

ALSO PRESENT: Councillor Orleen Hylton, Councillor Margaret McLennan and Councillor Keith Perrin

Apologies for absence were received from Ezeajughi

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

None.

4. Mahatma Gandhi House, 34 Wembley Hill Road HA9 8AD (Ref. 15/4714)

All members declared that they received emails from the applicant and affirmed that they would consider the application with an open mind .

2. **Minutes of the previous meeting**

RESOLVED:-

that the minutes of the previous meeting held on 6 April 2016 be considered at a future meeting.

3. **Apex House, Fulton Road and Albion House, Albion Way, Wembley, HA9 (Ref. 15/4708)**

PROPOSAL: The demolition of the existing buildings and redevelopment of a part 8-, part 9- and part 28-storey building comprising 558 student accommodation units with associated ancillary facilities at ground floor level, landscaping works, and cycle parking spaces, and a 49sqm café (Use Class A3) at ground floor level.

RECOMMENDATION: Grant planning permission, subject to the Stage 2 referral to the Mayor of London, and subject to the completion of a satisfactory Section 106 or other legal agreement and to delegate authority to the Area Planning Manager or other duly authorised person to agree the exact terms thereof on advice from the Chief Legal Officer, subject to the conditions set out in the Draft Decision Notice.

David Glover (Area Planning Manager) outlined the scheme and with reference to the supplementary report responded to issues raised at the site visit. He clarified that whilst the proposed building would be sited in close proximity to the adjoining building at Karma House, the orientation of the rooms within Karma House and the layout of that building meant that the outlook of the closest units would not be significantly affected as they would not directly face the proposed building. He

added that as there were no windows that directly faced each other the rooms would receive natural daylight and good outlook. Members heard that currently there were no policy requirements or standards for student accommodation that would need to be adhered to within the development.

In terms of future uses, the Area Planning Manager stated that the Council would be able to consider the merits of alternative uses for the building if they were proposed in the future. Planning permission would be required to change the use of the subject building from its consented use (together with any alterations associated with that change) or to redevelop the site. Members noted that the Student Accommodation Demand Assessment submitted with the application and which complied with planning policy requirements, showed that demand for such accommodation was still high. He added that there would be no significant detrimental impact on the protected views to the stadium from Barn Hill open space.

Mr Nasser, an objector raised concerns about noise nuisance from the existing student accommodation buildings in the local area (Victoria Hall and Unite) and added that the grant of planning permission for Apex House would only aggravate the detrimental residential impact. He continued that the noise was particularly felt after 9:00pm until 4:00am during which times there was no security cover. Mr Nasser stated that he had complained to the Council's Environmental Health Team on the advice of the Police about the existing noise nuisance to no avail.

Simon Bayliss (applicant's agent) informed members that all management issues would be carefully looked into and addressed to ensure noise nuisance was minimised. He continued that the proposed development with high quality design was appropriate for the location and complied with the Wembley Area Action Plan (WAAP). The applicant's agent added that the applicant would continue to carry out the consultation with local residents. In response to members' questions, the agent stated that as a student accommodation there would be no affordable housing units, although a wide range of accommodation would be available to cater for different levels of rent. He confirmed that the applicant would be happy to liaise with the Council's Highways Unit regarding the cost of replacing slabs after construction.

DECISION: Granted planning permission as recommended subject to amended condition to review the Student Management Plan (26) and a requirement for the applicant to liaise with Highways officers regarding replacement of broken slabs.
Voting: (For 5; Against 2; Abstention 1).

4. MAHATMA GANDHI HOUSE, 34 Wembley Hill Road, Wembley, HA9 8AD (Ref. 15/4714)

PROPOSAL: Demolition of existing office building and redevelopment to the site to provide a part 10 and part 21 storey building from podium level with 1,416sqm of A1 floor space and 133sqm of flexible A1, A2 and A3 floor space on the ground floor and 198 residential units (use class C3) above with car parking, communal and private amenity space, public realm improvements, landscaping and other associated works (revised description).

RECOMMENDATION: Grant planning permission subject to the stage 2 referral to the Mayor of London and to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the North Area Planning Manager or other duly authorised person to agree the exact terms thereof on advice from the Chief Legal Officer, subject to the conditions set out in the Draft Decision Notice.

David Glover (Area Planning Manager) outlined the scheme and referencing the supplementary report responded to issues raised at the site visit. He confirmed that trees that would be lost as a result of the development were of low quality and life expectancy of between 10 and 20 years. He clarified details of the cantilevered upper floors which had been incorporated as a design feature and added that the setback from the carriage way would provide significant improvements to the public realm. Officers considered that the proposals would improve rather than detract from the streetscene. He then clarified the provision for disabled parking and the applicant's contribution towards controlled parking zones (CPZ) and drew members' attention to a number of minor amendments to conditions 8, 11 and 24 as set out in the supplementary report.

Raoul Veevers (applicant's agent) was present to answer queries raised by members. He informed members that 13 quality replacement trees would be planted which would be well managed to ensure that they grew in a better environment. He added that the applicant would submit an event day management plan for the red car park and that further discussions would take place with officers on the disabled bay. He continued that the design of the development had been agreed with officers to the highest quality standard and that the materials to be used would be a subject of planning condition.

In response to members' questions, David Glover stated that the density of the proposed development was appropriate within the location which was characterised by tall buildings. He added that the grant of planning permission as recommended was unlikely to set a precedent for a similar development in the area. John Fletcher (Development Control, Highways) clarified the basis of the CPZ contribution and added that the proposed 3 year period for contribution could be reviewed by the Committee.

In endorsing the recommendation and the minor amendments to conditions as set out in the supplementary report, members added the inclusion of a CPZ contribution and s278 works in the Section 106 legal agreement.

DECISION: Granted planning permission as recommended, minor amendments as discussed in the supplementary report and the inclusion of a CPZ contribution and under Section 278 works, any revisions to the lay by in front of the site to accommodate a disabled parking bay in the Section 106 legal agreement and subject to the applicant agreeing with officers the material pallets to enhance the design.

Voting: (For 7 ; Against 1 ; Abstention: 0)

5. Elsley Primary School, Tokyngton Avenue, Wembley, HA9 6HT (Ref. 16/0223)

PROPOSAL: Proposed expansion of primary school from 2FE to 4FE with associated works including:

1. Demolition of former caretaker's bungalow, removal of disused swimming pool and lean-to changing rooms.
2. Construction of new 2 storey classroom block providing 16 classrooms and associated spaces, new single storey building providing nursery classrooms and a new courtyard infill extension providing studio/dining space, and external works.
3. Internal alterations and remodelling to main school building converting existing classrooms into new staff areas, new nursery areas and improved classrooms.
4. New canopies
5. Provision of temporary classrooms for the duration of the works
6. Related landscaping works including new playgrounds, creation of a habitat area, increased cycle and scooter parking, remodelling of existing site entrances, new site boundary fences and new pedestrian access gate
7. New multi-use games area (MUGA) in western part of the site with 3.2m high perimeter fencing

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

Victoria McDonagh (Deputy Area Planning Manager) introduced the application and with reference to the supplementary report responded to queries raised at the site visit. She advised members that some revisions were required to the Ark Elvin lease following the planning approval granted in late 2015 and that the necessary amendments to secure the playing field use for Elsley Primary within that lease would be made at the same time. She continued that the proposed pedestrian access from Berkhamsted Avenue would be improved as part of this application by both wheelchair and pushchair users through the introduction of both stepped and ramped access. Officers in Transportation had advised that the width of the ramp (stepped access 2.5m wide and the ramped access 1.4m) complied with DDA standards. With that in view, a condition requiring further details of the access ramp to include details of its proposed gradient had been imposed.

In welcoming the application, Members were concerned that the entrance gates, steps or access ramps were too narrow and therefore added a further condition requiring a wider ramp to be provided.

DECISION: Granted planning permission as recommended and a requirement for a wider ramp to be provided.

Voting : (For 7 ; Against 0 ; Abstention: 1)

6. 1C Carlyon Road, Wembley, HA0 1HP (Ref. 15/3950)

PROPOSAL: Demolition of former print workshop and redevelopment to provide a part four, part five and part six storey building to accommodate 28 flats (8 x 1bed, 17 x 2bed and 3 x 3bed units) with associated vehicular crossover, car and cycle parking spaces, bin stores, amenity space and landscaping (revised description)

RECOMMENDATION: Grant planning permission subject to the completion of a satisfactory Section 106 or other legal agreement and delegate authority to the North Area Planning Manager or other duly authorised person to agree the exact terms thereof on advice from the Chief Legal Officer, subject to the conditions set out in the Draft Decision Notice.

Victoria McDonagh (Deputy Area Planning Manager) outlined the proposed development 50% of which would be for affordable housing. In reference to the supplementary report, she advised members that a sum of £13,000 being sought as CPZ contribution was appropriate for the development. She continued that visitor parking space could be provided within the site by replacing one of the parking bays within the frontage. The Deputy Area Planning Manager recommended an additional condition requiring the approval and implementation of a car park management plan setting out how the car parking spaces would be allocated between the different tenures, together with clarification on the cost of car parking.

Bharkary Linden an objector expressed concerns about the proposed development on grounds of lack of privacy, over-looking and a significant reduction to natural light. He continued that due to inadequate infrastructure for potential increased population the proposal would give rise to added congestion and parking problem. The objector added that the developer had not met with the residents to discuss about the parking situation in the area which had been made worse by parking displacement. He felt that the possible introduction of CPZ in the area would be unfair on local residents.

Dave Carroll (applicant's agent) informed members that the scheme, which complied with Brent's guidance on daylight and sunlight, would incorporate obscure angled windows to prevent overlooking and loss of privacy. He continued that in order to address the parking and congestion issues, a car free agreement had been agreed, in addition to contributions for £13,000 towards the introduction of CPZ in the area and Community Infrastructure Levy (CIL). Furthermore, subject to negotiations with the Council's Highways officers, the applicant would create on-street parking spaces.

In approving the application as recommended. Members agreed to add further conditions for CPZ contribution, together with an update to condition 2 and an additional condition being secured requiring details of a car park management plan and the need to provide a visitor space.

DECISION: Granted approval subject to conditions set out after paragraph 91 of the main committee report and completion of satisfactory legal agreement which includes the addition of a CPZ contribution, together with an update to condition 2 and an additional condition being secured requiring details of a car park management plan and the need to provide a visitor space.

Voting: For 7; Against 0

7. Stonebridge Primary School Annexe, Twybridge Way, London, NW10 0ST (Ref. 16/0073)

PROPOSAL: Outline planning permission for the demolition of the Former Day Centre and erection of up to 55 units comprising of 15 x houses up to 3-storeys in height (use class C3), one apartment block comprising 5 x 1bed and 7x 2bed flats up to 5-storeys in height (use class C3) and one apartment block comprising 28x 1bed flats up to 5-storeys in height with an element of care (use class C3b) and a new one-way access loop road and on-street parking bays with all matters reserved (as amended).

RECOMMENDATION: Grant planning permission subject to conditions as set out in the Draft Decision Notice and additional conditions and amendments as set out in the supplementary report.

Adrian Harding (Interim Team Manager) introduced the application and with reference to the supplementary report responded to queries raised at the site visit. He clarified the distances between the retained house and the proposed development and confirmed that it complied with the Council's SPG17 on separation distances. He explained that as the parking provision of 28 parking bays fell short of the requirement for such a development (41 spaces), Twyford Way had been identified for additional on-street parking, an approach which was supported by Transportation officers. Adrian Harding continued that the 80% of market rent approach that proposed was in conformity with London Plan policy 3.10 and that the applicants, (the Council's Property department) had advised that the setting of lower rents would affect the viability of the scheme. Members were advised that a comprehensive replacement tree planting strategy was proposed as mitigation for the trees that would need to be removed and would be secured through a condition. He then drew members' attention to a further condition on details of reserved matters as set out in the supplementary report.

Jon Grantham (applicant's agent) informed the Committee that a construction management plan was in place which would seek to address the concerns expressed by residents. He continued that a review mechanism would be built into the financial viability when it was submitted. He continued that a robust tree replacement strategy was in place for the trees that were proposed to be removed.

In approving the application, members were minded to cap the height of the proposed building to the east to 20m from the flank elevation of the retained house and added that the financial viability review should seek to achieve 35% minimum of affordable housing

DECISION: Granted planning permission as recommended.
Voting: (For 8 ; Against 0)

8. The Stonebridge School Site & Adventure Playground, Shakespeare Avenue, Stonebridge Estate Open Space, Hillside and Open Space, Milton Avenue, NW10

PROPOSAL: Hybrid planning application comprising: Full planning permission for the demolition of the Former Adventure Playground; the construction of a two-storey building providing new nursery, assembly hall, reception and teaching facilities with first floor walkway connecting to the main school building; reconfiguration of Stonebridge Primary School's playground including the provision of two Multi-Use Games Areas and the erection of new perimeter fencing and the creation of 1.2ha of public open space with associated ancillary works ("Phase 1").

AND

Outline planning permission for the erection of an apartment block up to 6-storey's comprising up to 51 residential units (16x 1bed, 25x 2bed and 10x 3bed flats) and 246sqm of commercial floor space (Use class A3) and car parking at ground floor at Stonebridge Open Space, Hillside, the reconfiguration of Shakespeare Avenue, access to the residential units and up to 22x 3-storey houses (use class C3) at Open Space, Milton Avenue with all matters reserved. ("Phase 2").

RECOMMENDATION: Grant consent subject to referral to the Secretary of State, subject to the conditions set out in the Draft Decision Notice and additional conditions and amendments as set out in the supplementary report.

Adrian Harding (Interim Area Planning Manager) introduced the scheme and with reference to the supplementary report, answered queries raised at the site visit. He clarified the height of the proposal and added that as it was an outline planning application a more preferable height and a greater setback could be sought if members so required. He confirmed that although the MUGA would not be available for community use, the nearby Stonebridge Pavilion offered excellent facilities for use by the community.

John Grantham (applicant's agent) and Richard Bailey (applicant's architect) addressed the Committee and responded to queries raised by members. Members heard that the school expansion would provide significant benefits for the pupils of Stonebridge Primary School and for other Brent pupils and support the Council's wider objectives of increasing school places throughout the Borough. They continued that the proposed school expansion would not have a harmful impact on the highway network and that a robust Travel Plan which was already in place would help mitigate the impacts in the adjoining roads. They informed members that housing proposed would help meet Brent's housing need and deliver much needed affordable housing, subject to a detailed financial viability assessment being submitted at reserved matters stage to demonstrate the maximum reasonable proportion.

In approving the recommendation, members added additional conditions on indicative heights and for a setback of between 8 to 10 metres away from the main road.

DECISION: Granted planning permission as recommended subject to additional conditions on indicative heights and a setback of 8-10m away from the main road. Voting: For 8 ; Against 0.

9. The Stonebridge School and Playground, Shakespeare Avenue, London, NW10 8NG (Ref. 16/0079)

PROPOSAL: Listed building consent for internal refurbishment works to include new WC suites throughout, new staircase and DDA compliant lift shaft in a central bay on all three floors, replacement of non-original existing double door with a window and new double doorway created in the adjacent existing window with associated ancillary works, part removal of boundary wall (in playground), demolition of an outbuilding and playground WC' s and the construction of a two-storey building providing new nursery, assembly hall, reception and teaching facilities with first floor walkway connecting to the main school building.

RECOMMENDATION: Grant listed building consent subject to referral to the Secretary of State, subject to the conditions set out in the Draft Decision Notice.

Adrian Harding (Interim Area Planning Manager) introduced the report and outlined the proposal. He informed members that the proposed works would sustain the heritage asset and that the overall impact would be acceptable as it was in accordance with national and local policy guidance. He continued that no objection on heritage or conservation grounds had been raised by the Heritage and Conservation Officer. In conclusion, Adrian Harding advised that the proposed alterations to the listed building including the new build addition with associated internal and external works, would have limited degree of impact upon the significance of the designated heritage asset whilst securing the future expansion and long-term use of the school

DECISION: Granted listed building consent as recommended.
Voting : For 8 ; Against 0

10. Any Other Urgent Business

None.

Note: At 10:00pm, the Committee voted to disapply the guillotine procedure to enable all applications to be considered on the night.

The meeting closed at 10.35 pm

S MARQUIS
Chair