



# **LONDON BOROUGH OF BRENT**

## **MINUTES OF THE PLANNING COMMITTEE Wednesday 19 October 2016 at 7.00 pm**

PRESENT: Councillor Marquis (Chair), Councillor Agha (Vice-Chair) and Councillors Daly (alternate for Councillor J Mitchell Murray), Hylton, Long, Moher and Pitruzzella

Also present: Councillor Perrin

Apologies for absence were received from Councillors J Mitchell Murray and Maurice

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

Green Car Park, First Way, Wembley.

Councillor Marquis declared that due to a sensitive interest she would withdraw from the meeting room during the presentation for the scheme.

183 Abbots Road, Wembley

Councillor Moher declared that the applicant was a family friend.

81 Cricklewood Broadway NW2

All members declared that they had received photographs from Councillor Colaccico

Councillor Pitruzzella informed the meeting that she had received an approach from an objector, Mr Al Forsyth, Chair of Brondesbury Residents And Tenants' Association (BRAT) in connection with the application for 23 Plympton Road.

All members affirmed that they would consider all applications with an open mind.

### **2. Minutes of the previous meeting - 14 September 2016**

RESOLVED:-

that the minutes of the previous meeting held on 14 September 2016 be approved as an accurate record of the meeting.

### **3. Green Car Park, First Way, Wembley (Ref. 16/0489PRE)**

SCHEME:

The Reserved Matters for the development of Plot E03 pursuant to outline planning application reference 15/5550 (the Quintain Masterplan).

Proposed construction of 1- to 26-storey building to provide 743 flats (397 private rent and 346 discount market rent), 490 square metres of community or employment floor space Use Class D1 / B1), 91 coach parking spaces for Wembley Stadium events, energy centre for outline consent area and associated

external amenity space, cycle storage, hard and soft landscaping and accesses to the highway.

Members received a detailed presentation from Ann Clements and Richard Harvey. Members then questioned the presenters and raised issues for further consideration prior to submission of a planning application.

The main issues raised at the meeting were;  
Affordable Housing and Discounted Market Rent provision  
Level of family sized housing  
Coach parking levels plus impact on residents of coaches and their passengers  
Operation and benefits of the energy centre  
Amenity space provision  
Levels of business space  
Public engagement plans  
Wind assessment of tall buildings  
Meanwhile use of empty coach park

#### **4. Land rear of 274-280 Kingsbury Road, London NW9 (Ref. 15/2313)**

PROPOSAL: Erection of two-storey building comprising 4 no. self-contained flats with provision of 6 no. car parking spaces, secure cycle storage, bin store area, associated landscaping and new Vehicular access to Uphill Drive

RECOMMENDATION: That the Committee resolve to GRANT planning permission and that the Head of Planning be delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

Adrian Harding (Acting DM Manager) introduced the report and answered members' questions

Members discussed the application during which they felt that the width of the area for egress and exit was inadequate to the detriment of existing residents and pedestrians. They also highlighted the parking situation and concluded the scheme could give rise to overspill parking. For those reasons members voted by a majority to refuse the application.

DECISION: Refused planning permission for inadequate egress and exit for existing residents and pedestrians and overspill parking.

Voting on the substantive recommendation for approval was recorded as follows:

FOR	Councillors Agha, Hylton and Daly	(3).
AGAINST:	Councillors Marquis, Long and Pitruzzella	(3)
ABSTENTION:	Councillor Moher	(1)

The Chair exercised her casting vote for refusal of the application.

**5. 16 Princes Court, Wembley, HA9 7JJ (Ref. 16/2399)**

PROPOSAL: Conversion of existing dwellinghouse into 2 self-contained flats (1 x 2bed and 1 x 3bed) to include the demolition of side garage, single storey side extension and rear conservatory, erection of single storey rear extension, single storey side extension and rear dormer window, subdivision of rear garden, car parking and cycle storage

RECOMMENDATION: That the Committee resolve to GRANT planning permission and that the Head of Planning be delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

Adrian Harding (DM Manager) introduced the report, outlined the proposal and answered members questions. He drew members' attention to an amendment to condition 5 for an acceptable width of the crossover and an additional condition to prevent the applicant to convert the building to a house in multiple occupation (HMO).

DECISION: Granted planning permission as recommended as amended in condition 5 and an additional condition against an HMO.

**6. 183 Abbotts Drive, Wembley, HA0 3SH (Ref. 16/3412)**

PROPOSAL: Improvement to front garden to remove existing part hard standing and add hedges, plant shrubs and replace crazy paving with permeable bio diverse paving system.

RECOMMENDATION: That the Committee resolve to GRANT planning permission and that the Head of Planning be delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

Adrian Harding (DM Manager) introduced the report, outlined the proposal and answered members' questions.

Members considered the application and in endorsing the recommendation, added an additional informative advising the applicant to inform the Council's Highways prior to commencement of works so that any damage to public realm can be restored.

DECISION: Granted planning permission as recommended an additional informative about any damage to public realm.

**7. Studio & First Floor Flats, 81 Cricklewood Broadway & Rooms 1-7 Inc, 81A Cricklewood Broadway, London, NW2 (Ref. 14/3476)**

PROPOSAL: Conversion of existing rear ground, 1st and 2nd floors of building to 5 self-contained flats (1x3bed, 3x2bed & 1x1bed); with demolition of existing rear office and erection of a part single and part 2 storey rear extension, a Mansard

roof extension with part 2nd floor roof extension, provision of 1 car parking space, cycle parking, a new front boundary wall with railings, bin storage and landscaping fronting Anson Road.

**RECOMMENDATION:** That the Committee resolve to GRANT planning permission subject to an additional condition for a car free agreement for the development and that the Head of Planning be granted delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

Damian Manhertz (Deputy Area Planning Manager) outlined the scheme and introduced the application with reference to the supplementary report. He drew members' attention to an additional condition for a car free agreement as set out in the supplementary report.

Members discussed the application and in endorsing the officers' recommendation as set out in the main and supplementary reports, added an informative as set out in the decision below.

**DECISION:** Granted planning permission as recommended with an additional condition for a car free agreement and an informative requesting the applicant to inform the Council's Highways officers prior to commencement of the work to ensure that any damage to the public realm can be restored.

**8. 23 Plympton Road, London, NW6 7EH (Ref. 16/2722)**

**PROPOSAL:** Conversion into 3 self-contained flats (1 x 3bed and 2 x 2bed) to include the erection of a rear dormer window, side infill extension, single storey rear extension, alteration to window to first floor rear elevation, insertion of window on flank elevation at ground floor, alteration to side boundary wall and associated cycle store and bin store

**RECOMMENDATION:** That the Committee resolve to GRANT planning permission and that the Head of Planning be delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

Damian Manhertz (Deputy Area Planning Manager) outlined the scheme and introduced the application.

Members discussed the application and in endorsing the officers' recommendation as set out in the report, added an informative as set out in the decision below.

**DECISION:** Granted planning permission as recommended and an informative requesting the applicant to inform the Council's Highways officers prior to commencement of the work to ensure that any damage to the public realm can be restored.

## **9. Any Other Urgent Business**

Farewell to Mike Kiely

Members were informed that this was the last meeting for Mike Kiely, Interim Head of Planning. Members were unanimous in expressing their thanks to Mike Kiely for his contribution to the Committee over the past months. Members also welcomed Alice Lester, Head of Planning to her first meeting of the Committee.

The meeting closed at 8.40 pm

COUNCILLOR MARQUIS  
Chair