



# LONDON BOROUGH OF BRENT

## MINUTES OF THE PLANNING COMMITTEE Wednesday 14 December 2016 at 7.00 pm

PRESENT: Councillors Marquis (Chair), Agha (Vice-Chair), Hylton, Kabir, Long, J Mitchell Murray, Moher and Maurice

ALSO PRESENT: Councillor Bhagwanji Chohan

Apologies for absence were received from Pitruzzella

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

15 Littleton Road, Harrow, HA1 3SY (Ref. 16/0852)

Councillor J Mitchell Murray declared a prejudicial interest having made a complaint about the application, withdrew from the meeting room during consideration of the application and thus took no part in the discussion and voting.

Land next to Wembley Arena Square, Engineers Way, Wembley (Ref. 16/4506)

Councillor Marquis declared a prejudicial interest, withdrew from the meeting room during consideration of the application and thus took no part in the discussion and voting.

Cottrell House, Wembley Hill Road, Wembley, HA9 8DL (Ref. 16/1698)

Councillor Marquis declared a prejudicial interest, withdrew from the meeting room during consideration of the application and thus took no part in the discussion and voting.

The following approaches, having been notified to the Monitoring Officer in advance of the meeting, were recorded:

15 Littleton Road, Harrow, HA1 3SY (Ref. 16/0852)

All members received an email from Councillor Perrin.

Councillor Marquis received an email from Mr B Wagjiani

Amex House, North End Road, Wembley, HA9 0UU (Ref. 16/1404)

All members received an email from Martin Hughes on behalf of Anthology Wembley Park.

Ealing Road Library, Ealing Road, Wembley (Ref. 16/4257)

Councillor Marquis was copied into an email.

111-115 Salusbury Rd, London NW6 (Ref. 16/3731)

All members received an email from Raj Mandair on behalf of Allenby Investment Holdings.

Warranty House and Garden Centre, Dudden Hill Lane, London, NW10 1DD (Ref. 16/4010)

Councillor Marquis received an email and an attachment.

All members re-affirmed that they would consider the applications with an open mind.

## **2. Minutes of the previous meeting held on 16 November 2016**

RESOLVED:-

that the minutes of the previous meeting held on 16 November 2016 be approved as an accurate record of the meeting.

## **3. 15 Littleton Road, Harrow, HA1 3SY (Ref. 16/0852)**

PROPOSAL: Demolition of the existing residential house and replacement with a new build detached house with basement accommodation and ancillary matters. (Re-consultation as application was made invalid due to site location not being clearly defined.)

RECOMMENDATION: To grant planning permission and delegated authority to the Head of Planning to issue the planning permission and impose conditions and informative to secure the matters set out in the report.

David Glover introduced the scheme and answered members questions. He referenced the supplementary report highlighting the comment by Cllr Perrin about the level of the road outside the subject site and the possibility of surface water to overflow into the gardens of Nos. 13 & 17. He continued that although the Brent Lead Local Flood Authority (LLFA) saw no clear evidence of surface water flooding, as a precautionary measure, they recommended a condition to be attached requiring the provision of a "conveyance system" to divert water at the rear of the property from both sides.

Members discussed the application during which they expressed concerns about incidence of flooding to the basement and asked that an informative in those terms be added.

DECISION: Granted planning permission as recommended and an additional condition to address the measures suggested by The Brent Lead Local Flood Authority (LLFA) as set out in the supplementary report.

(Voting was recorded as follows: For 7 Against 0)

## **4. Amex House, North End Road, Wembley, HA9 0UU (Ref. 16/1404)**

PROPOSAL: Redevelopment of the former Amex House site and erection of one 4 to 8 storey building and one 13 storey building comprising 195 residential units (79 x 1bed, 91 x 2bed and 25 x 3bed) with associated car parking space, landscaping,

plant room and energy centre, sub-station, landscaping, amenity space and part naturalisation of Wealdstone Brook.

**RECOMMENDATION:** To GRANT planning permission subject to any direction by the London Mayor pursuant to the Mayor of London Order, any direction by the Secretary of State pursuant to the Consultation Direction and the prior completion of a legal agreement to secure the planning obligations set out in the report.

David Glover (Deputy Area Planning Manager) introduced the scheme and answered members' questions. With reference to the supplementary report, he informed members that the proposed development blended within the streetscene with appropriate relationship to the surrounding buildings and spaces. He added that the proposal would not result in a significant effect on the protected views to the Stadium. In respect of the proximity to brook and pollution within the brook, he explained that whilst some pollution may exist, the extent of any pollution was not usual for an urban stream in London and the Council's Environmental Health officers had not raised any concern regarding any potential pollutants that may be within flood waters.

Neil Sams, applicant's agent addressed the Committee and answered members' questions.

Members then discussed the application and noting the comments on contamination, flooding and the review mechanism for the affordable workspace, added an additional condition and an amendment to the section 106 legal agreement as set out in the decision below.

**DECISION:** Granted planning permission as recommended with additional conditions to cover risk of contamination associated with flooding of the brook and an amendment to the Section 106 Heads of terms to include the provision of affordable workspace within the review mechanism.

(Voting was recorded as follows: For 6 Against 1 Abstention 1)

**5. 103 Crummock Gardens, London, NW9 0DH (Ref. 16/2922)**

**PROPOSAL:** Demolition of existing detached garage and erection of a two-storey, 3-bedroom detached dwellinghouse, with associated hard and soft landscaping, provision for off-street parking to the rear and sub-division of existing garden space.

**RECOMMENDATION:** To grant planning permission and delegated authority to the Head of Planning to issue the planning permission and impose conditions and informative to secure the matters set out in the report.

David Glover (Deputy Area Planning manager) introduced the application.

In endorsing the officer's recommendation for approval, members added an 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.

(Voting was recorded as follows: For 8 Against 0)

**6. Land next to Wembley Arena Square, Engineers Way, Wembley (Ref. 16/4506)**

PROPOSAL: Reserved matters in relation to Plot W03 pursuant to outline planning permission 03/3200. The proposal is for the erection of a part 9 storey and part 14 storey building providing 340 residential units and 1,879 sqm of retail floorspace. 12 car parking spaces are provided on site, four of which will be accessible, together with two loading and servicing bays for the residential and retail uses respectively. The proposal also includes cycle parking, landscaping and amenity space at ground level and roof top.

The application has been submitted pursuant to conditions 2 i-vi (siting, design, external appearance, access and landscaping), 6 ii, iii, iv and v (infrastructure), 26 (open space), 30 (tree removal), 60 (disabled access), 61 (underground parking), 63 (sunlight/daylight) and 64 (wind tunnel testing)

RECOMMENDATION: To GRANT planning permission subject to any direction by the London Mayor pursuant to the Mayor of London Order, any direction by the Secretary of State pursuant to the Consultation Direction and delegate authority to the Head of Planning to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

David Glover (Deputy Area Planning Manager) introduced the scheme and answered members' questions. Members heard that the design matters, height and location had been approved and that the reserved matters complied with the outline consent. He clarified that the proposal would not provide onsite affordable housing units as 35% of affordable homes had already been offered in Forum and Quadrant Houses.

Paula Carney the applicant's agent and Chris Culling the scheme's architect addressed the Committee and answered members' questions.

DECISION: Granted planning permission as recommended.

(Voting was recorded as follows: For 6 Against 0 Abstention 1)

**7. Ealing Road Library, Ealing Road, Wembley (Ref.16/4257)**

PROPOSAL: Landscaping to library forecourt with addition of café (A3) and community and enterprise hub (B1/D1) modular units. Alteration to existing public highway including provision of additional footway, stopping up of part footway, and

alteration to existing highway access and replacement of windows and doors in library street facade. Gate to frontage.

RECOMMENDATION: To grant planning permission and delegated authority to the Head of Planning to issue the planning permission and impose conditions and informative to secure the matters set out in the report.

David Glover (Deputy Area Planning Manager) introduced the scheme, answered members' questions and, referencing the supplementary report, responded to additional concerns expressed by neighbours.

Mark smith (applicant's agent) addressed the committee and answered members' questions.

In the ensuing discussions, members expressed views about the parking arrangement and access and in order to address these, added an amendment to condition 8 in the main report to also refer to the parking arrangements for operators of markets/events.

DECISION: Granted planning permission as recommended subject to amendments to condition 8 to refer to the parking arrangements for operators of markets/events.

(Voting was recorded as follows: For 7 Against 1 Abstention 0)

#### **8. Cottrell House, Wembley Hill Road, Wembley, HA9 8DL (Ref. 16/1698)**

PROPOSAL: Demolition of the existing mixed use building and erection of a part 6, 8 and 10 storey building comprising 55 residential units, with 2 commercial units (Use class A1) located over ground and mezzanine floors fronting Wembley Hill Road, and associated car and cycle parking spaces, bin stores, landscaping and amenity space.

RECOMMENDATION: To GRANT planning permission subject to any direction by the London Mayor pursuant to the Mayor of London Order, any direction by the Secretary of State pursuant to the Consultation Direction and the prior completion of a legal agreement to secure the planning obligations set out in the report and grant delegated authority to the Head of Planning to issue the planning permission and impose conditions and informative to secure the matters set out in the report.

David Glover (Deputy Area Planning Manager) introduced the scheme and answered members' questions. With reference to the supplementary report, he clarified the reasons for amendments to some conditions as follows; removal of condition 14 as a result of acceptable additional information on piling disturbance; additional condition for Construction Method Statement on the recommendation of the Council's Environmental Health Enforcement Officer; amendment to condition 2 to reflect the revision numbers for two drawings; and the removal of Section 106 Heads of Terms (h) on the retention of the architects for the scheme.

Members discussed the application and endorsed the amendments as set out by the Officer.

DECISION: Granted planning permission as recommended subject to amended conditions as set out in the supplementary report; removal of condition 4 and Section 106 legal agreement heads of terms (h), amendment to condition 2 and an additional condition for a Construction Method Statement.

(Voting was recorded as follows: For 5 Against 1 Abstention 1)

**9. 111-115 Salusbury Rd, London NW6 (Ref.16/3731)**

PROPOSAL: Erection of a fourth and fifth storey over existing three-storey office building to create 8 self-contained flats (comprising 6 No. 2-bedroom flats and 2 No. 3-bedroom) with associated new street level entrance to the front and secondary entrance to the side, new lift and stairs along with glazed link bridge, amendments to car parking arrangements and provision for refuse and cycle stores to the rear.

RECOMMENDATION: To grant planning permission and delegated authority to the Head of Planning to issue the planning permission and impose conditions and informative to secure the matters set out in the report.

Damian Manhertz (Deputy Area Planning Manager) introduced the application and answered members' questions, particularly on the use of zinc materials.

DECISION: Granted planning permission as recommended.

(Voting was recorded as follows: For 8 Against 0 Abstention 0)

**10. Warranty House and Garden Centre, Dudden Hill Lane, London, NW10 1DD (Ref. 16/4010)**

PROPOSAL: Proposed demolition of all existing buildings and construction of part five / part six / part seven / part eight / part nine storey buildings comprising 136 residential units (Use Class C3, comprising of 42 x 1 bed, 56 x 2 bed and 38 x 3 bed flats) and community/retail floorspace (Use Classes D1/A1/A3); related lower ground car park comprising 44 car parking spaces; cycle parking, vehicular access; footways; landscaping; plant and associated works.

RECOMMENDATION: To GRANT planning permission subject to the prior completion of a legal agreement to secure the planning obligations set out in the report and grant delegated authority to the Head of Planning to issue the planning permission and impose conditions and informative to secure the matters set out in the report.

Damian Manhertz (Deputy Area Planning Manager) introduced the report and answered members' questions. In reference to the supplementary report, he clarified the relationship of block A to front of the site and the footpath, the

mechanism to secure continued D1 use on site, the allocation of resident's parking spaces and the results of the discussions with the NHS.

Messrs Sam Hine, Michael Lynas (applicant's agents) and Assaf Laznik (applicant) addressed the Committee and answered members' questions.

In endorsing the officer's recommendation for approval members added an 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.

(Voting was recorded as follows: For 8 Against 0 Abstention 0)

## **11. Draft Basement Supplementary Planning Document**

This report set out the rationale for consultation on a draft Brent Basement Supplementary Planning Document (SPD). The report also provided a high level summary of the content of the document and clarity on what are planning matters and which matters are the remit of other legislation/statutory functions.

Adrian Harding (DM Manager) informed members that the report, which set out the up to date planning guidance on how the Council would deal with basements applications, was in response to residents' concerns about adverse impacts of basement developments. He added that although residential basement developments can be permitted development, where planning permission was required, this SPD would be a material consideration in determining planning applications. He sought members' approval to recommend to the Cabinet to consult on the draft SPD for a 6 weeks public consultation during January and February 2017 with anticipated adoption in Spring 2017.

RESOLVED:

That Planning Committee recommend to Cabinet that the draft Basement SPD in Appendix 1 be agreed for public consultation.

## **12. Any Other Urgent Business**

None.

The meeting closed at 10.15 pm

S MARQUIS  
Chair