



## **LONDON BOROUGH OF BRENT**

### **MINUTES OF THE PLANNING COMMITTEE Wednesday 15 February 2017 at 7.00 pm**

PRESENT: Councillors Marquis (Chair), Agha (Vice-Chair), Hylton, Long, Moher and Pitruzzella

ALSO PRESENT: Councillor Lesley Jones MBE B.Ed MA and Councillor Krupesh Hirani

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

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

Street Record, Neasden Lane NW10 (Ref. 16/5130)

Councillor Long declared that she had been actively involved in the development of the market in her role as a ward councillor and that it was impossible not to get involved in the discussion and as such she would withdraw from the meeting room during consideration of the application and would take no part in the discussion and voting.

Councillor Agha also declared that he had been involved in a meeting but would approach the application with an open mind.

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

Roseland Care Home, Draycott Avenue, Harrow, HA3 0BL (Ref. 16/3377)

Councillor Marquis received an email from Councillor Colwill which she had referred to officers.

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

#### **2. Minutes of the previous meeting**

RESOLVED:-

that the minutes of the previous meeting held on 18 January 2017 be approved as an accurate record of the meeting.

#### **3. Olympic Office Centre, 8 Fulton Road, Wembley, HA9 0NU (Ref. 15/0139/PRE)**

Vicky Savage, Scott Adams and Dominic Toms gave a presentation on the development and responded to questions. 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; ownership, tenure, mix, affordability and distribution.
- Impact of design and height on the townscape and the Wembley area Action plan (WAAP).
- Community engagement and how the results would be fed into the final scheme.
- Servicing arrangement.
- Road network.
- Waste collection.
- Allocation of car parking spaces.
- Viability issues.

**4. 16/3377 Roseland Care Home, 57 Draycott Avenue, Harrow, HA3 0BL**

PR OPOSAL: Demolition of existing care home building and erection of a two storey building with a converted loft space and basement level to provide 5 self-contained flats (2 x 3 bed and 3 x 2 bed) with associated car and cycle parking spaces, bin stores, amended drop kerb and landscaping (Revised proposed plans to show adjustment of building location and revised forecourt plans).

RECOMMENDATION: That the Committee would have GRANTED planning permission had the application not been appealed subject to conditions and informatives to secure the matters set out in the report.

Angus Saunders (Area Planning Manager) introduced scheme and updated members that following the postponement from the last meeting the applicant's agent had lodged an appeal to the Planning Inspectorate for failure to determine the application within statutory timescale. As the decision on the application would be made by the Planning Inspector, he urged members to endorse the recommendation to signal the Council's intention. Prior to voting the Head of Planning read out a letter from Councillor Colwill (ward member) which urged members for refusal.

DECISION: Agreed as recommended.

(Voting was unanimous: For 6; Against 0).

**5. 16/5111 Land rear of 234-240, Princes Avenue, London, NW9 9QU**

PROPOSAL: Erection of a terrace of 5 two storey dwellinghouses (5 x 4 bedroom) with basement levels and front and rear lightwells, to the rear of 234-240 Princes Avenue with vehicular and pedestrian access from Princes Close, provision of 9 car parking spaces, cycle and bin store and associated landscaping

RECOMMENDATION: That the Committee resolve to GRANT planning permission and that the Head of Planning is delegated authority to issue the

planning permission and impose conditions and informatives to secure the matters set out in the report.

Angus Saunders (Area Planning Manager) introduced scheme and answered members' queries.

Jody Lyster (applicant) addressed the Committee and answered members' questions on parking provision and overlooking.

Members discussed the application and in approving the recommendation added an additional informative on repairs to the public realm as set out in the decision column below.

DECISION: Granted planning permission as recommended and an additional informative for the applicant to inform the Council's Highways Authority prior to the commencement of works so that any damage to the public realm can be repaired.

(Voting was unanimous: For 6; Against 0).

## **6. 16/5130 Street Record, Neasden Lane, London**

PROPOSAL: Temporary planning permission for erection of 44no. temporary market stalls along the northern and southern pavements of Neasden Lane to provide a new street market operated between the hours of 07:00 – 18:00 every Wednesday and Saturday for a period of 3 years.

RECOMMENDATION: That the Committee resolve to GRANT planning permission for 3 years and that the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

Angus Saunders (Area Planning Manager) introduced scheme and answered members' queries. He added that the principle of the proposed market which would contribute to the vitality of Neasden Shopping Centre was supported in policy terms and went on to address issues about parking and enforcement. With reference to the supplementary report he informed members about an omission from the report of the plan numbers and in correcting this, amended condition 2.

Brendon Ryan (Chair of Neasden Business Association) addressed the Committee and answered members' questions on parking provision and overlooking.

Councillor Hirani (Cabinet Member for Community and Wellbeing and ward member) stated that he had been approached by the residents and the Traders' Association. In addressing the Committee, Councillor Hirani informed members that the local residents' association expected the operators to address concerns on noise and security, although residents were looking forward to the market proposal and would welcome an opportunity to be involved in the tendering process.

Damian Tungatt (applicant's agent) addressed the Committee and responded to concerns expressed on behalf of the residents' association and questions raised by members. He also highlighted the measures set out in the management plan to address the concerns raised.

Members discussed the application during which they revised condition 5 to provide signage to the additional short stay parking bays and new condition 6 to control appearance of the stalls and the deletion of references to conditions for the preservation or planting of trees (page 61 of the main report).

DECISION: Granted planning permission as recommended subject to amendment to condition 2 as set out in the supplementary report and revised condition 5 to provide signs to the additional short stay parking bays and new condition 6 to control appearance of the stalls and the deletion of references to conditions for the preservation or planting of trees (page 61 of the report).

(Voting was unanimous: For 6; Against 0).

**7. 16/3682 211 Willesden Lane, Kilburn, London, NW6 7YR**

PROPOSAL: Demolition of existing dwelling and erection of a new 4 storey building with a basement to provide 6 self-contained flats (3 x 1bed, 1 x 2bed and 2 x 3bed) with associated car and cycle parking space, bin stores and amenity space.

RECOMMENDATION: That the Committee resolve to GRANT planning permission and that the Head of Planning is 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) introduced the scheme and with reference to the supplementary report responded to concerns expressed by Councillor Shaw on parking. Members heard that the site was accessible for reduced parking provision and coupled with moderate access to public transport network, he recommended a condition for "permit free" to mitigate against parking overspill.

DECISION: Granted planning permission as recommended.

(Voting was unanimous: For 6; Against 0).

**8. 16/4003 10 Villiers Road, London, NW2 5PH**

PROPOSAL: Erection of a rear dormer window and three front roof lights, conversion of garage, erection of a single storey rear extension, creation of a basement level, erection of rear extension at first floor level and sub-division to provide an additional 2 flats to existing flats (totalling 1x 3bed, 1x 2bed, 1x 1bed and 1x studio) with associated bin and cycle stores.

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

Angus Saunders (Area Planning Manager) introduced scheme and answered members' queries. In referencing the supplementary report, he drew members' attention to amendments to conditions 1, 6, 8 and 9 and the deletion of references to conditions for the preservation or planting of trees (page 99 of the report).

John Reynolds in objecting to the proposed development highlighted his concerns of over-development, increased parking problems, significant alteration to the character of the houses in the area and construction noise. He added that the basement construction could set a precedent for future such undesirable developments in the area.

In accordance with the provisions of the Planning Code of Practice, Councillor Jones (ward member) stated that she had been approached by the objectors. Councillor Jones echoed the views expressed by the objector.

In responding to concerns raised by the objector, Angus Saunders stated that the principle of the development was acceptable and that the proposal complied with the London Plan and the Council's basement guidance. He added that construction issues would be addressed by Building Regulations but if members so wished additional conditions could be imposed to control further aspects of the development.

Members discussed the application and in approving the recommendations as amended, added an informative that the development of a Construction Management Plan be carried out in consultation with the local residents

DECISION: Granted planning permission as recommended subject to amendments to conditions 1, 6, 8 and 9 as set out in the supplementary report, the deletion of references to conditions for the preservation or planting of trees (page 99 of the report) and an informative for the development of a Construction Management Plan in consultation with the local residents.

(Voting was unanimous: For 6; Against 0).

**9. 16/4174 Peel Precinct, 97-112 Carlton House, Canterbury Terrace, 8-14 Neville 09 Kilburn Close, 2 Canterbury Road & Peel Site Garages, London, NW6**

PROPOSAL: Hybrid Application for the proposed redevelopment of the Peel site comprising Peel Precinct, 97-112 Carlton House, 8-14 Neville Close, 2 Canterbury Road & Peel site garages:

- Full planning application for the demolition of 2A Canterbury Road, 1-7 and 15-33 Peel Precinct and 8-14 Neville Close, and erection of four buildings (A, B, C and E) ranging between four to 16 storeys, plus part basement

comprising of 38 replacement affordable homes for existing South Kilburn secure tenants, 64 private sale units (38 x 1-bed, 47 x 2-bed, 13 x 3-bed and 4 x 4-bed units) new health centre (Use Class D1) with flexible first floor space (Classes A1/D1/D2), 3no A-class retail units at ground floor, associated landscaping, highways and public realm improvements (including new public space), private open space, associated car parking, cycle parking and servicing provision.

- Outline planning application with reserved matters (around Appearance, Landscaping, and Scale) for the demolition of 97-112 Carlton House, 34-57 Peel Precinct and Peel site garages, and erection of three buildings (D, F and G) ranging in height between up to 4 and up to 8 storeys provide up to 124 residential units comprising of 4 Affordable Housing units, and up to 120 private units, with associated landscaping, private open space, and cycle parking.

**RECOMMENDATION:** That the Committee resolve to GRANT planning permission subject to the prior completion of a legal agreement to secure the planning obligations set out in the report, delegate authority to the Head of Planning to negotiate the legal agreement and to issue the planning permission and impose conditions (and informatives) to secure the matters set out in the report.

Angus Saunders (Area Planning Manager) introduced scheme and answered members' queries. He informed members that the development would deliver a space for 3 GP practices but not 3 GPs to practice as stated in the main report (page 120 referred) and in referencing the supplementary report, he drew members' attention to amended condition 8.

In accordance with the provisions of the Planning Code of Practice, Councillor Conneely (ward member) stated that she had not been approached by the objectors. Councillor Conneely emphasised that the involvement of GP surgeries was key to the development and expressed concerns about the anticipated delivery date of 2023.

Mark Rowe (agent) addressed the Committee and urged members for their support for the scheme which he said would deliver a substantial number of homes, 3 GP practices, other A3 uses and infrastructure projects.

Richard Barrett (Director of South Kilburn Regeneration Project) clarified that if permission was granted, construction could commence by early next year with anticipated completion in 2021. He added that the scheme had received the support of NHS England however if the support was subsequently withdrawn, he would look to create additional affordable housing units following viability assessment. Richard Barrett clarified measures to ensure security and the position with existing leaseholders.

Members discussed the application during which they raised questions about the low take up rate by leaseholders, social rent, security, highways issues and

whether an independent consultant had looked into disability issues. Members heard from the agent and Richard Barrett that satisfactory meetings had been held with Secure by Design Officers, that there would be a crossing as part of the Carlton Vale Improvement scheme and although an independent consultant for disability had not been employed, disability guidance had been followed. The low take up was probably due to future increase in service charges which were invariably higher in all new build properties however additional marketing would be undertaken.

DECISION: Granted planning permission as recommended subject to: referral to the Mayor of London there being no contrary direction from the Mayor of London; amended condition 8 as set out in the supplementary report; amendments to the Section 106 legal agreement heads of terms in respect of phased affordable housing review mechanism and securing the delivery of the medical centre with priority given to identified GP practices and consultation with the Chair to ensure that the wording accurately reflected the views of the Committee.

(Voting was unanimous: For 6; 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 10.20 pm

S MARQUIS  
Chair