



## **LONDON BOROUGH OF BRENT**

### **MINUTES OF THE PLANNING COMMITTEE**

**Wednesday 4 July 2018 at 6.00 pm**

PRESENT: Councillor Denselow (Chair), Johnson (Vice-Chair), Abdi, Colacicco, Hylton, Lo, Maurice and Sangani

#### **1. Declarations of interests**

None.

#### **2. Minutes of the previous meeting - 6 June 2018**

RESOLVED:-

that the minutes of the previous meeting held on 6 June 2018 be approved as an accurate record of the meeting.

#### **3. Land adjacent to Block 47-78 Frontenac, Donnington Road, London, NW10 3RA (Ref. 18/0533)**

PROPOSAL: Erection of a 4 storey residential building comprising four flats (3 x 3 bed and 1 x 2 bed) with associated car parking spaces, cycle storage, refuse storage, amenity space, provision of a drying area and landscaping (new block to be built at north-west drying area of the Frontenac Estate).

RECOMMENDATION: That the Committee resolve to GRANT planning permission 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 within the report.

Ms. Michele Katzler (Planning Officer) introduced the proposal and answered members' questions. She referenced the supplementary report in responding to members' queries on the applicant's consultation. She updated members that two consultation events were held prior to the formal planning application to inform residents of the amendments to the scheme made after the first consultation event. As a result of resident feedback from both consultations changes were made prior to submission of the application which included proposed affordable flats, enhanced landscaping, altered car park layout, retained access to garages, new drying area for existing residents, re-surfaced access roads and walkways. Members heard that a revised landscape plan had been submitted with additional detail. Ms Katzler drew members' attention to revised drawing plans to amend condition 2 and an amended condition 3 for residential amenity space areas as set out within the supplementary report.

Mr James Coffey (objector) referred to a 60 signature petition submitted by the residents in objection to the proposal. Although he welcomed the principle of development, he expressed a view that site was inappropriate as it would give rise to traffic congestion which he considered was already an issue on the estate. He added that the site was in use as a drying area by the residents. Mr Coffey also expressed reservations on emergency access and safety of residents.

Ms Kerry Radford (applicant's agent) reiterated the applicant's consultation and the residents' feedback which had been incorporated into the scheme. She continued that the daylight and sunlight report concluded that there would be no unacceptable impact from the relatively low height development. Ms Radford outlined the parking improvements including 5 additional car parking spaces including 2 for disabled parking and the erection of bollards to discourage the existing unauthorised parking in the area.

In responding to issues raised, Ms Katzler stated that the development would be parking neutral and clarified that issues about unauthorised parking that already was taking place were not within the remit of the Planning Committee. She added that the proposal had been fully examined by the Council's Highways Team and found to be acceptable. It was highlighted that the proposal would improve access for emergency vehicles, including fire appliances.

DECISION: Granted planning permission as recommended subject to the conditions set out within the committee report, with amendment to condition 2 to reflect the revised drawing numbers, condition 3 adjusted to require works to be completed prior to occupation as set out within the supplementary report.  
(Voting on the recommendation for approval as amended was unanimous).

#### **4. Olympic Office Centre, 8 Fulton Road, Wembley, HA9 0NU (Ref. 17/5097)**

PROPOSAL: Redevelopment of the Olympic Office Site and erection of a part-21 and part-15 storey building comprising 253 residential units (12 x studios, 91 x 1-bed, 107 x 2-bed and 43 x 3-bed), 1,051m<sup>2</sup> of flexible retail uses (A1, A2, A3, D1, D2), car parking at basement level, with associated landscaping, plant room and amenity space.

RECOMMENDATION: That the Committee resolve to GRANT planning permission subject to:

- A. Any direction by the London Mayor pursuant to the Mayor of London Order
- B. Any direction by the Secretary of State pursuant to the Consultation Direction
- C. The prior completion of a legal agreement to secure the planning obligations set out within the report.

That the Head of Planning is delegated authority to negotiate the legal agreement indicated above.

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 within the report.

That the Head of Planning be granted delegated authority to make changes to the wording of the Committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the Committee.

That, if by 3 months of the Committee date the legal agreement has not been completed, the Head of Planning be granted delegated authority to refuse planning permission.

That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

Victoria McDonagh (Area Planning Team Leader) introduced the report and answered members' questions. With reference to the supplementary report, she clarified the mix homes by size and tenure. In response to queries regarding deliveries, she added that a condition had been recommended for a management plan to address service and delivery to the site. She clarified that although the townscape analysis showed a marginal infringement, there would be an acceptable level of impact on the protected views of the Wembley Stadium Arch.

Members were advised that the form of development was in keeping with the surrounding area and despite the sunlight and daylight reduction for some windows, a balanced judgement had to be taken, taking into account the affordable housing, urban and dense nature of the area.

DECISION: Granted planning permission as recommended.

Voting on the recommendation was as follows: For 7; Against 1)

**5. Land surrounding Wembley Stadium Station, South Way, Wembley (Ref. 18/0742)**

PROPOSAL: Reserved matters application relating to condition 1 (layout, scale, appearance, access and landscaping) of outline planning permission 14/4931 dated 23/12/16 (subsequently amended by non-material amendment application 17/4755 dated 27/11/17). This application relates to Plots SW01, SW02 and SW07 and sets out the proposed details for the construction of three buildings ranging from 6 to 18 storey in height, providing 156 residential units (affordable rent and shared ownership), with ground floor units in retail/commercial/community use (use classes A1-A4, B1, D1 and D2) and a permanent rail facility (use class B1) along with associated amenity space, car parking, cycle storage, plant and associated infrastructure.

RECOMMENDATION: That the Committee resolve to GRANT planning permission subject to:

A. Any direction by the London Mayor pursuant to the Mayor of London Order.

B. Any direction by the Secretary of State pursuant to the Consultation Direction

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 within the report.

That the Head of Planning be granted delegated authority to make changes to the wording of the Committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the Committee.

That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

Ms. Victoria McDonagh (Area Planning Team Leader) introduced the report and answered members' questions. With reference to the supplementary report, she amended the wording of informative 3 relating to the Sustainability Assessment and the requirements of the Section 106 legal agreement. Ms. McDonagh also drew members' attention to additional supporting documentation as set out in the supplementary to be added to condition 1.

DECISION: Granted planning permission as recommended subject to the conditions set out in the Committee report, with an amendment to the wording of informative 3 as set out in the supplementary report, and the addition of three further items of Supporting Documentation within condition 1, as detailed in the supplementary report.

(Voting on the recommendation was unanimous).

## **6. Any Other Urgent Business**

None.

The meeting closed at 6.48 pm

COUNCILLOR J. DENSELOW  
Chair