



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Thursday 27 September 2012 at 7.00 pm

PRESENT: Councillors Ketan Sheth (Chair), Aden, Baker, Cummins, Hashmi, Hopkins (In place of CJ Patel), John, Naheerathan (In place of Daly), RS Patel and Powney (In place of Krupa Sheth).

Also present: Councillor Denselow

Apologies for absence were received from Councillors Daly, CJ Patel, Krupa Sheth and Singh

1. Declarations of personal and prejudicial interests

None.

2. Minutes of the previous meeting

RESOLVED:-

that the minutes of the previous meeting held on 22 August 2012 be approved as an accurate record of the meeting.

3. WOODCOCK PARK, Shaftesbury Avenue, Harrow, HA3 0RD (Ref. 12/1629)

PROPOSAL: Installation of 6 x floodlights on 6 metre high columns to serve artificial grass pitch in Woodcock Park.

RECOMMENDATION: Grant planning permission subject to conditions.

The Area Planning Manager drew members' attention to an amendment to condition 4 to revise the wording.

DECISION: Planning permission granted as recommended and as amended in condition 4.

4. 16 Carlisle Road, Kilburn, London, NW6 6TS (Ref. 12/1718)

PROPOSAL: The erection of a single storey rear infill extension and the excavation of new basement level with lightwells to the front and rear of the dwellinghouse.

RECOMMENDATION: Grant planning permission subject to conditions and informatives.

Andy Bates, Area Planning Manager clarified that the proposal involved a rear extension to and a basement development of a mid-terraced property within the Queens Park Conservation Area. He added that the proposal complied with policies in terms of its relationship with neighbouring properties and that both aspects of the development would form an integral part of 16 Carlisle Road.

Mrs Jill Weighall an objector stated that in addition to noise nuisance and environmental pollution through dust, the proposed basement development would detrimentally affect the structural stability of her property. She pointed to instances of detrimental impact arising from basement development in Creighton Road, Windemere Road and in the Royal Borough of Kensington and Chelsea. Mrs Weighall continued that as the extent of the damage would take several years to surface, it would be necessary for the applicant to have independent hydrological tests undertaken. She added that the development would constitute an over-development within the site and requested deferral of the application until the concerns expressed had been resolved.

Ms Elaine Henderson speaking on behalf of Queens Park Residents' Association (QPRA) objected to the proposed development on the grounds that it would not preserve or enhance the character of the Queens Park Conservation Area. She also expressed concerns about the impact of lighting from the lightwell in terms of light pollution in an area with where the houses had no screen hedges. Ms Henderson added that the proposed development would alter the special character of Carlisle Road.

In accordance with the provisions of the Planning Code of Practice, Councillor Denselow, ward member stated that he had been approached by residents and members of QPRA. Councillor Denselow expressed concerns about the impact of the proposed development in terms of noise nuisance from the use of heavy machinery during construction, the associated dust that would be generated and in the longer term, instability to the structure and foundations of neighbouring properties. He continued that as the Conservation Area Design Guide for the area did not cover basement development, it would be advisable for the Local Planning Authority to look to practices in other boroughs and take a firm stance to clamp down on basement developments. In urging a deferral, Councillor Denselow requested the Committee to obtain an independent basement impact assessment and a full hydrological survey of the site before deciding on the application.

In the discussion that followed, Councillor John asked the Area Planning Manager to confirm if officers were aware of any of the problems referred to by the objectors and to comment on the outcome of a possible appeal. Councillor Powney added that membership of Considerate Contractors Scheme (CCS) would adequately address the anticipated detrimental impact referred to by the objectors. In his view, the cost of the survey requested by the speakers would be disproportionately high.

The Area Planning Manager responded that the structural problems referred to by the objectors were anecdotal and that any reasons for refusal should be based on sound planning grounds and policies else the Council could incur costs if the applicant appealed against a refusal. He reiterated that the condition on CCS would give some comfort on the behaviour of the contractor during construction and that the survey requested would be disproportionately high. He added that the proposed development which would enhance the conservation area complied with relevant policies as set out in the main report.

Councillors Cummins and Hashmi expressed reservations about the proposal for the lightwell and indicated their intention to vote against the application.

DECISION: Planning permission granted as recommended.

5. King Edward VII Park, Park Lane, Wembley, HA9 7RX (Ref. 12/1785)

PROPOSAL: Installation of an outdoor gym area measuring 12 metres by 8 metres, into an existing area of parkland, west of the existing tennis courts.

RECOMMENDATION: Grant planning permission subject to conditions.

Mrs J Miller objected to the proposed development on the grounds that due to its location and proximity to her garden, it would exacerbate the considerable noise nuisance that existed already. She requested that the gym be relocate centrally within the park so as to minimise noise impact.

Mr Merid Gebru an objector stated that the level of monitoring required to minimise anti-social behaviour in the park had not been carried out by officers and that health and safety issues including the need for toilet facilities raised in the past had not been addressed either. He added that the location of the gym would compromise security and give rise to loss of privacy. Mr Gebru also requested the gym's relocation centrally within the park.

Gerry Kiefer, Head of Sports started by saying that the equipment for the gym had been funded by the National Health Service (NHS) to encourage outdoor sports as well as to address the problem of obesity and lack of physical activity in the borough. She informed the Committee that the gym would be located some twenty five metres away from nearest garden and that its relocation to a central position within the park would detract from the beauty of the park. In her view noise nuisance would not result from the gym and that there were no additional resources to provide toilet facilities. She continued that interpretation boards and volunteers would be provided to minimise any likely detrimental impact.

In response to members' questions, Gerry Kiefer stated that as the playground, tennis court and the gym would be next to each other it would provide the necessary interaction in an ideal location that would not generate noise nuisance. She added that loss of privacy would not result either.

DECISION: Planning permission granted as recommended.

6. 7A Abbey Manufacturing Estate, Mount Pleasant, Wembley, HA0 1RS(Ref. 12/1795)

PROPOSAL: Proposed change of use of Vehicle Repair Garage (Use Class B2) to include mixed use MOT Testing Centre (Use Class Sui Generis).

RECOMMENDATION: Grant planning permission subject to conditions and informatives.

DECISION: Planning permission granted as recommended.

7. Northwick Park Golf Course, Watford Road, Harrow, HA1 3TZ (Ref. 11/3341)

PROPOSAL: Reinstatement of public right of way (PROW 34) across the driving range, including raising a protective embankment along one side of the footpath and the installation of protective netting over the footpath.

RECOMMENDATION: Grant planning permission subject to conditions.

DECISION: Planning permission granted as recommended.

8. Northwick Park Golf Club, 280 Watford Road, Harrow, HA1 3TZ (Ref. 12/1215)

PROPOSAL: Details pursuant to condition 6 (details of landscaping) and condition 15 (landscape management plan) of full planning permission 06/0768 dated 22/12/2006 for retention and modification of hard surface and lighting to the north of the clubhouse to create an overflow car-park for 40 cars and a grassed area of special-events parking, with two lighting columns and associated landscaping.

RECOMMENDATION: Deferral to enable officers to assess further information from the applicant.

Neil McClellan, Area Planning Manager updated members that negotiated amendments from the applicant were not received on time to enable officers to carry out the necessary assessments before the meeting. He therefore recommended deferral to the next meeting.

DECISION: Deferred to the next meeting.

9. 280 Watford Road, Harrow, HA1 3TZ (Ref. 12/2110)

PROPOSAL: Submission of details pursuant to Condition 3 (laying of topsoil and grass); Condition 4 (details of landscaping) and Condition 6 (parking management plan) of planning permission dated 22/12/2006 (LPA Ref: 06/0768) for the creation of an overflow car-park and a grassed area for special-events parking.

RECOMMENDATION: Deferral to enable officers to assess further information from the applicant.

Neil McClellan, Area Planning Manager updated members that negotiated amendments from the applicant were not received on time to enable officers to carry out the necessary assessments before the meeting. He therefore recommended deferral to the next meeting.

DECISION: Deferred to the next meeting.

10. 280 Watford Road, Harrow, HA1 3TZ (Ref. 12/0316)

PROPOSAL: Internal and external works to the existing golf centre building to enable part of the ground floor to be used as a cafe.

RECOMMENDATION: Deferral to enable officers to assess further information from the applicant.

Neil McClellan, Area Planning Manager updated members that negotiated amendments from the applicant were not received on time to enable officers to carry out the necessary assessments before the meeting. He therefore recommended deferral to the next meeting.

DECISION: Deferred to the next meeting.

11. 1A Elmside Road, Wembley, HA9 8JB (Ref. 12/1971)

PROPOSAL: Erection of a new first floor to existing single storey office building.

RECOMMENDATION: Grant planning permission subject to conditions.

With reference to the tabled supplementary the Area Planning Manager informed members that an officer site visit, carried out following comments from local residents alleging that construction had commenced, confirmed that the site was being cleared. There were no signs that any construction works were taking place and that the clearance involving the demolition of the smaller outbuilding previously attached to the larger building did not require planning permission. He added that since the main report was issued there had been 3 further letters of objection but none raised new issues.

DECISION: Planning permission granted as recommended.

12. Appeals

Noted.

13. Any Other Urgent Business

None.

The meeting ended at 8:00pm

COUNCILLOR Ketan Sheth

Chair