



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE

Tuesday 17 March 2020 at 6.00 pm

PRESENT: Councillors Denselow (Chair), Johnson (Vice-Chair), S Butt, Chappell, Kennelly, Mahmood, Maurice and Sangani

Apologies for absence were received from Councillors Hylton

1. Declarations of interests

None.

Approaches

18/4919 1-26A, coachworks & storage areas, Abbey Manufacturing Estate, all units Edwards Yard, Mount Pleasant, Wembley, HA0

Councillors Mahmood and Sangani declared that they were approached by the applicant in connection with the application.

19/4272 Northwick Park Hospital, Watford Road, Harrow, HA1 3UJ

Councillor Johnson declared that has was approached by the applicant in connection with the application

2. Minutes of the previous meeting

RESOLVED:-

that the minutes of the previous meeting held on 18 February 2020 be approved as an accurate record of the meeting.

3. **18/4919 1-26A, coachworks & storage areas, Abbey Manufacturing Estate, all units Edwards Yard, Mount Pleasant, Wembley, HA0**

PROPOSAL: Demolition and erection of a mixed use development of buildings ranging between 3 and 14 storeys in height comprising 581 residential units, flexible commercial floorspace falling within use classes A1, A2, A3, A4, B1(a), B1(c), D1 or D2, associated car parking, landscaping and ancillary facilities (Phased Development).

RECOMMENDATION: To grant planning permission subject to the application's referral to the Mayor of London (stage 2 referral) and the prior completion of a legal agreement to secure the planning obligations set out within the Committee report.

That the Head of Planning be granted 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 Committee 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 the "expiry date" of this application (subject to any amendments/extensions to the expiry date agreed by both parties) 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.

Mr Toby Huntingford (Principal Planning Officer) introduced the report and answered Members' questions.

Ms Rebekah Rjubb (agent) addressed the Committee and in answering Members' questions, submitted the following responses;

- (i) the viability appraisal was stringently and independently tested and concluded that the affordable housing offered by the development was the absolute maximum possible.
- (ii) the applicant had had a detailed meeting with TfL on the transport improvement contribution which had been captured in the S106 legal agreement to secure a step free access for Alperton station.
- (iii) The applicant undertook an extensive consultation in addition to the Council's own consultation with interested parties and the suggestions made including parking and traffic were taken on board.
- (iv) The site was for a mixed use development with a range of uses including D1 and doctor's surgery listed in the affordable workspace. It was not a policy requirement to relocate existing users back to the site.
- (v) The parking provision would be adequate once the existing users who were causing parking problems had moved out. The number of parking spaces, to be secured via the S106 legal agreement, would provide for the disabled drivers whilst maintaining flexibility.

In the ensuing discussions, Members raised a cluster of issues including affordable housing, consultation, daylight, sunlight, loss of employment and car

parking and invited officers to clarify. Mr Huntingford advised Members that officers had agreed a benchmark land values with the applicant as set out within the report. A further independent valuation was put forward to the GLA given their concerns with the the benchmark land value. The affordable housing level was based on robust viability testing with stage reviews to capture any uplifts

Mr Huntingford clarified the consultation which involved press, site notices and letters to 385 properties met with the Council's requirements. He added that the Canals and Rivers Trust made comments which resulted in minor changes and updates to the plans in addition to 3 conditions for safety, risk and impact assessment and continual consultation. Members heard that the proposed development incorporating flexible affordable community workspace would support a range of uses in line with emerging uses. Officers added as a growth area, the benefits of the scheme outweighed the deficiency in sunlight and daylight levels as required under SPD1.

Following a further discussion, members were minded to refuse the application for the following reasons; concerns regarding sunlight, daylight, the desire to see a mix that reflects the housing needs in relation to social housing and loss of employment. Mr Gerry Ansell (Head of Planning) having responded then advised that the application be deferred to a future meeting for the matters raised by members to be taken up with the applicant.

DECISION: Deferred to a future meeting, contrary to officers recommendation, to enable members' concerns regarding sunlight, daylight, housing mix (social housing) and loss of employment to be raised with the applicant and permit a report back to a future meeting of the Planning Committee.

4. 19/2891 Land at junction of Cecil Avenue and High Road, Wembley, HA9

PROPOSAL: Full planning application for the construction of a 5 to 9-storey mixed use building comprising 250 new homes (Use Class C3), flexible workspace and community space (Use Classes A3, B1(a), B1(b) & (c) and D1/D2), landscaped courtyards and playspace, wheelchair and cycle parking, signage and wayfinding and associated plant and infrastructure.

RECOMMENDATION: To grant planning permission, subject to the Stage 2 referral to the Mayor of London and subject to the conditions and informatives recommended in the Committee report.

That the Committee resolve to GRANT planning permission subject to:

1. Any direction by the London Mayor pursuant to the Mayor of London Order
2. 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 Committee 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 planning of trees as required by Section 197 of the Town and Country Planning Act 1990.

Ms Victoria McDonagh (North Team Development Manager Team Manager) introduced the report answered members' questions.

Ms Maire Grogan and Sam McDermott (agents) addressed the Committee and answered Members' questions. Members heard that the applicant incorporated the feedback from extensive consultation and engagement into the final submission. They added that the scheme for a mixed-use residential-led redevelopment would bring forward a significant amount of new floorspace for commercial and community uses in addition to the affordable housing and contribute to the vitality of the town centre. It was noted that the loss of a London Plane tree on the High Road frontage which is subject to a Tree Preservation Order and less significant trees to be replaced with 49 trees, was necessary to facilitate an acceptable form of development.

In response to Members' questions, Ms McDonagh confirmed that retaining the TPO London Plan tree would impact on the viability of the scheme. Nevertheless, a comprehensive tree planting scheme was to be secured by planning condition including new street trees. She referenced the affordable housing provision and advised that the scheme would not give rise to overlooking to neighbouring properties. She also advised that on event days the communal space would be closed off to the general public.

DECISION: Granted planning permission as recommended.

5. 19/1241 Car Park next to Sudbury Town Station, Station Approach, Wembley, HA0 2LA

PROPOSAL: Re-development of existing car park for the erection of a three-storey building (Building A), and a part-three, part-five storey building (Building B), providing 52 x one-bed dwellings. Associated provision of communal roof terrace and courtyard, refuse storage, cycle parking and landscaping. Re-provision of 3 disabled car parking bays nearest to Station Approach to serve Sudbury Town Underground Station. (DEPARTURE FROM POLICY CP21 OF BRENT'S LOCAL PLAN).

RECOMMENDATION: This application be deferred from this meeting to allow time for a review of the report.

Members noted the recommendation in the supplementary report to defer consideration of this application to allow time for a review of the report.

DECISION: Deferred from the meeting to allow time for a review of the report.

6. 19/4272 Northwick Park Hospital, Watford Road, Harrow, HA1 3UJ

PROPOSAL: Erection of a multi-storey car park on 5 levels for staff only, a separate plant/energy facility and associated works to access road at Northwick Park Hospital.

RECOMMENDATION: To grant planning permission, subject to the Stage 2 referral to the Mayor of London and subject and to the conditions and informatives recommended in this report.

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 Committee 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 planning of trees as required by Section 197 of the Town and Country Planning Act 1990.

Mr Denis Toomey (Principal Planning Officer) introduced the report and answered members' questions. Mr John Bowman (Highways) advised that the car parking management plan secured within the S106 legal agreement, would address the volume of parking demand and by encouraging alternative use of transport such as cycling, would assist in reducing parking in surrounding streets. He added that the facility would provide electronic charging points for electric cars. Members noted that the master plan for the area would discuss the impact of the proposed development on Northwick Park and Kenton Stations, if any.

DECISION: Granted planning permission as recommended.

7. Any Other Urgent Business

None.

The meeting closed at 7.30 pm

COUNCILLOR J. DENSELOW
Chair