



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Wednesday 18 December 2019 at 6.00 pm

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

1. **Declarations of interests**

None.

2. **Minutes of the previous meeting - 13 November 2019**

RESOLVED:

That the minutes of the previous meeting held on 13th November 2019 be approved as an accurate record of the meeting.

3. **17/3059 Stadium Retail Park & 128 Wembley Park Drive (fountain studios), HA9**

PROPOSAL: Outline planning permission for demolition of existing buildings on site and provision of up to 85,000 sqm (Gross External Area, GEA) of new land use floorspace (across 1.679 ha) within a series of buildings, with the maximum quantum as follows:

- A1-A4 Retail and/or B1 Office and/or D1 (Non-Residential Institutions) and/or D2 Leisure and Assembly: up to 6,600 sqm; and
- C3 Residential: up to 78,400 sqm gross (approximately 995 units);

No occupied residential accommodation will be at ground level or below.

The development will also provide associated open space and landscaping; car parking spaces and cycle storage; pedestrian, cycle and vehicle access; associated highway works; and associated infrastructure including water attenuation tanks, and the diversion of any utilities and services to accommodate the development. Internal plant, refuse, cycle stores, residential lobbies, circulation and other ancillary space will comprise a maximum of 10,000 sqm gross external in addition to the 85,000 sqm total set out above.

RECOMMENDATION: Grant Planning permission subject to any Stage 2 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 obligations set out within the Committee reports.

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 to secure the matters set out within the Committee reports.

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.

If the legal agreement has not been completed prior to the target determination date of this application the Head of Planning is 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 planning of trees as required by Section. 197 of the Town and Country Planning Act 1990.

Ms Hilary Seaton (Principal Planning Officer) introduced the report and answered Members' questions. Members heard that this was an outline planning application with reserve matters to come forward to Committee. She clarified that the height, mix of dwellings and the affordable housing (arrived at after a robust financial viability test) were acceptable. She then corrected a typographical error in the summary of the S106 legal agreement within the main report.

Messrs Brett Harbutt and Colin Veitch (agents) addressed the Committee, highlighting the following; high quality homes within an excellent PTAL rating site; compliance with tenure mix; affordable housing with further reviews in future. In response to Members' questions, the agents stated that the affordable housing provision followed a robust financial viability testing which would be enhanced should future reviews show an uplift in viability.

In the ensuing discussion, Members raised the following issues, including; consultation, affordable housing, height, the provision of the health centre and Environmental Impact Assessment. Officers confirmed that they would consult again at the reserve matters stage. They reiterated that the affordable housing was based on independent financial viability tests. Officers also drew attention to nearby consented schemes of similar height to the proposal. Members noted that the scheme that would deliver the health centre (Plot NW 9/10) would be completed within the next 2 years. Officers advised that an Environmental Impact Assessment was not required for this application.

DECISION: Granted planning permission as recommended.

(Voting on the decision was as follows: For 6; Against 0; Abstention 0)

Councillor Maurice was not present for the entire discussion for this application and therefore did not take part in the vote

4. 19/0395 1 Olympic Way, Wembley, HA9 0NP

PROPOSAL: Erection of up to 7 storey roof top extension to the existing building to create 90 flats; erection of a rear extension to existing building to create a new 15 storey block (including a 2 storey under-croft for vehicular and pedestrian access) to create 26 flats, conversion of existing 8th floor office space to create 3 flats, creating a total of 119 self-contained flats; infilling of ground floor undercroft of existing building to form new ground floor uses comprising retail floorspace (A1, A3, A4) and office floorspace (B1), creation of first floor podium above existing car parking space to provide a landscaped amenity space for residents with associated cycle and refuse storage, creation of public access alongside Wealdstone Brook and refurbishment of existing building facades to No. 1 Olympic Way (including replacement of windows) (Revised description)

Prior to the meeting, Members were advised that due to a technical issue with the external daylight and sunlight report not being publicly available to view on the website, officers would be carrying out a 21-day re-consultation on this matter. For this reason this application was deferred from consideration.

DECISION: Deferred.

5. 19/2459 435 441 & 441A High Road, Wembley, HA9 7AB

PROPOSAL: Demolition and redevelopment to provide a building of up to 8 storeys comprising 44 flats with basement level, retail space (Use Class A1) and community centre (Use Class D1) on ground and first floors, new vehicular access onto London Road, provision of car and cycle parking and refuse storage.

RECOMMENDATION: GRANT planning permission subject to 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.

Ms Victoria McDonagh (Development Management Team Leader) introduced the report and answered Members' questions. She explained that through negotiations and robust testing, the applicant had agreed to provide 4 dwelling units at discounted market rent and a 2 stage review mechanism. She clarified that Environmental Health had agreed the air quality neutral assessment and the assessment of the potential impact of local air quality of future residents. In response to Members' questions, Mr John Fletcher (Highways) stated that he was not aware of any requests for a review of the hours of operation of the local CPZ nor changes to event day road closures.

DECISION: Granted planning permission as recommended.

Voting on the decision was as follows: For 6; Against 0; Abstention 1)

6. 19/0834 162 Willesden Lane, Kilburn, London, NW6 7PQ

PROPOSAL: Demolition of existing residential building comprising 10 flats and construction of a part 4-storey and part 5-storey residential block plus basement comprising 18 self-contained flats with associated car parking, cycle storage and landscaping.

RECOMMENDATION: Grant planning permission, subject to the completion of a satisfactory Section 106 or other legal agreement, and the conditions and informatives recommended in this report, and to delegate authority to the Head of Planning or other duly authorised person to agree the exact terms thereof on advice from the Chief Legal Officer.

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 to secure the matters set out within the Committee reports.

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 the legal agreement has not been completed by the statutory determination date for this application (including determination dates set through agreement), the Head of Planning be granted delegated authority to refuse.

Mr Damian Manhertz (Development Management Team Leader) introduced the report and answered Members' questions. He drew the attention of Members to the supplementary report which referenced changes to the proposed Section 106 legal agreement, including a financial contribution of £15,000 towards the planting of trees in the vicinity of the site and the removal of the Considerate Constructors Scheme obligation which would, instead, be secured through a condition. Mr Manhertz also recommended an additional condition that future residents will not be eligible to apply for on-street parking permits.

Mr Michael Law speaking on behalf of Willesden Lane Residents' Association raised objections to the proposal because it would result in the loss of an attractive Victorian building and change the character of the area. He also expressed concern regarding the loss of mature trees.

In responding to the above, Mr Manhertz reiterated the applicant's contribution to ensure no net loss of trees and added that the site was not within the

Conservation Area nor the building listed. He explained that there was no requirement to maintain the existing building and that the proposed scheme, in terms of its bulk and massing, would complement with the surrounding building lines without being out of character. He continued that in addition to the one-off on-site affordable housing, the applicant would contribute almost £100,000 to the Council for the provision of Affordable Housing, and would be subject to financial viability review.

DECISION: Granted planning permission as recommended with an additional condition that future residents will not be eligible to apply for parking permits, an additional condition to ensure the developer joins the Considerate Constructors Scheme throughout demolition and construction and an additional legal obligation to provide a contribution of £15,000 towards the provision of trees as set out within the supplementary report.

(Voting on the decision was as follows: For 6; Against 0; Abstention 1)

7. Any Other Urgent Business

None.

The meeting closed at 7.25 pm

COUNCILLOR J. DENSELOW
Chair