

LONDON BOROUGH OF BRENT

EXECUTIVE

DATE: 21 JULY 2003

FROM THE DIRECTOR OF ENVIRONMENT

FOR INFORMATION / ACTION

NAME OF WARD QUEENS PARK &
KILBURN

REPORT TITLE : QUEENS PARK STATION AREA PLANNING BRIEF

1.0 SUMMARY

- 1.1 This report seeks approval for a Planning Brief which has been prepared by the Planning Service in conjunction with the South Kilburn New Deals for Communities Board (SKNDC), local residents, community groups and members of the local Area Consultative Forum. The Brief is based on the policies in the Revised Replacement Unitary Development Plan 2000-2010 and reflects the objectives of the SKNDC and issues raised through extensive consultation.
- 1.2 The Brief provides a comprehensive approach to development around the station and provide guidance to the developers on the form of the development that the Council, as both Planning and Highway Authority, considers acceptable. The Brief also establishes the planning justification for a proposed Section 106 Agreement associated with the future planning application for the site.
- 1.3 Members should note that this report relates to the Councils role as a Local Planning Authority only.

2.0 RECOMMENDATION

- 2.1 That only the revisions to the Draft Brief recommended (as set out in Appendix 1) be agreed.
- 2.2 That the Planning Brief as amended be agreed for the purposes of supplementary planning guidance for developers and as a material consideration for assessing any planning application for the site.

3.0 FINANCIAL IMPLICATIONS

- 3.1 The Planning Brief forms the policy framework for determining an application(s) for the site. The assessment of the planning application(s) will be undertaken in the normal way with costs contained within existing budgets.
- 3.2 There are, however, wider implications arising from any possible development. The associated Section 106 Agreement will secure funding and benefits which will mitigate the impact of the development and contribute to the regeneration of South Kilburn.

4.0 STAFFING IMPLICATIONS

4.1 The staffing implications are set out in the financial implications above.

5.0 ENVIRONMENTAL IMPLICATIONS

5.1 The planning brief will have a role in effectively contributing to achieving balanced and sustainable communities, improved public transport interchanges and supporting regeneration of South Kilburn and to achieve the aims of the New Deals for Communities programme.

6.0 LEGAL IMPLICATIONS

6.1 The framework for the planning system is contained within the Town and Country Planning Act 1990. Its plan led in that Section 54A of the Act requires an application to be determined in accordance with the Councils Plan (UDP) unless other material planning considerations indicate otherwise.

6.2 The principle of supplementary Planning guidance is recognised in central government publication guidance (Planning Policy Guidance 1 and 12 in particular) as a way of covering detailed issues that support and supplement the policies within the Councils UDP. They are a helpful tool for both developers and the Council alike.

6.3 Planning Briefs are not statutory documents in the same way the UDP itself is but are material considerations to be taken into account when determining individual applications.

6.4 The weight afforded to Planning Briefs when making decisions is increased if the guidance notes themselves have been subjected to and prepared with public consultation followed through with a formal Council resolution to approve them.

7.0 BACKGROUND

7.1 The Bond Group has approached the NDC and the Council with a pre-application scheme which would consider the redevelopment of the British Legion, the public car park, the printers and possibly Cullen House and the Falcon Hotel.

7.2 In April 2002 the Planning Service, in conjunction with the South Kilburn New Deals for Communities Board, local Councillors and residents Associations in Queens Park, Kilburn and South Kilburn, produced an Issues and Objectives Paper for the Queens Park Station Area (see Appendix 2). This document formed the basis for the later development of a draft planning brief.

7.2 In mid-December 2002 as a result of continued developer interest the SKNDC Chief Executive requested the Planning Service in conjunction with the SKNDC and their masterplanners MACE prepare a planning brief for the area.

7.3 The Draft Planning Brief relates to a number of sites including:

- the public car park
- an office building and printers fronting onto Claremont Road
- the island site at the junction of Salusbury Road and Premier Corner and the British Legion site, including the Falcon Pub and Cullen House.
- Queens Park Station
- Shops between the Station and Harvist Road
- Albert Road Day Centre

7.4 The Bond Group remain interested in the redevelopment of a number of sites in the Brief, namely the car park, Keniston Press, Premier House, Cullen House, the Falcon Pub and the British Legion. Network Rail has also indicated their interest in the redevelopment of Queens Park Station. Officers have formed a working party of officers from all relevant Services and pre-application meetings continue between this group and the Bond Group. Meetings have also been held with the Bond Group and Local Ward Councillors. No formal application has been submitted from any party.

8.0 CONSULTATION

8.1 Extensive consultation was undertaken with the local communities as agreed with local Ward Councillors and by the Planning Committee on the 6th of March 2003. Consultation was undertaken throughout March and April and included letters/leaflets to 9,500 households, widely distributed publicity materials, 2 public meetings and a number of resident group meetings. Details of all consultation undertaken is set out in Appendix 4.

8.2 21 copies of the brief were requested and sent out. 64 people attended the public meeting on the 3rd of April and 22 the public meeting on the 5th April. 34 completed questionnaires were returned. 12 additional written responses were received.

8.3 The issues raised throughout consultation are set out in a table attached as Appendix 5. Members should note that this includes issues raised by residents of Queens Park as well as South Kilburn. This table sets out the issue and officers suggestions as to whether the brief has been revised, if so how and if not why not. An analysis of the questionnaire responses is provided in Appendix 6.

8.4 A letter was sent to all those who responded (at meetings, through questionnaires or written responses) with a copy of this table advising of the changes proposed and offering individuals and groups a further chance to comment. 6 people responded to this letter and their responses are set out in Appendix 7.

8.5 Additionally 2 responses have been received from organisations (BNB-Bond and Network Rail) with an interest in the land.

8.6 A detailed response from one Councillor has been received addressing issues of both principals and details of wording, tone and clarification.

9.0 RECOMMENDED REVISIONS

9.1 The revisions recommended below have been discussed and agreed by the SKNDC Board on the 12th of May and the 9th of June 2003.

9.2 Revisions requested through public consultation:

- 146 issues have been raised through the consultation phase. The majority of these issues are already covered by the draft Brief (see Appendix 5 and 6).
- Of the issues raised not covered by the Brief Council officers recommend that 12 revisions be made to the Brief. These are detailed in Appendix 1 (A). Members agreement to these revisions is sought.
- Council Officers recommend that the draft brief is not amended to address the 14 of the issues raised. These issues and the reasons officers would not support these changes are set out in Appendix 1 (A). Members agreement to the Brief not being amended as requested is sought.

- 9.5 Revisions requested by Network Rail:** A letter has been received from Network Rail in response to the Draft Brief. This refers to 3 specific issues – the site, development objectives, uses and access. Your Officers recommend that one revision be made to the Brief as set out in Appendix 1 (B). Your Officers recommend that the draft brief is not amended to address the two of the issues for the reasons outlined in Appendix 1 (B).
- 9.6 Revisions requested by the Bond Group:** A letter has been received from Bond Group in response to the Draft Brief. This mainly seeks clarification on a number of matters and seeks detailed comments on specific design elements of their proposals. In this report Officers are only addressing issues raised relating to the draft Brief rather than to any specific proposal by the Bond Group. The point has been acknowledged and officers recommend that the scope be widened to allow a joint submission as outlined in Appendix 1 (C).
- 9.7 Revisions requested by Councillor Freeson:** A letter has been received from Councillor Freeson in response to the Draft Brief. This requests that a number of minor changes are made to the phrasing, wording or tone of the Brief. The majority of these are supported. The letter also seeks a number of more significant revisions. Council Officers recommend that the draft brief is not amended to address the 8 issues set out in Appendix 1 (D) for the reasons outlined.
- 9.8 Revisions requested by the SKNDC Board:** The inclusion of the railway operational land and the Council owned residential block The SKNDC Board has requested a number of additions to the Brief relating to:

- The existing social, economic and physical differences between South Kilburn and Queens Park and the opportunity for this development to bridge this divide and to ensure a mixed and balanced community within any new development.
- Stronger references to the SKNDC Delivery Plan and the need for any developer to refer to it.
- The need for any development to respect to tackling polarisation of communities.

Officers support these additions. Recommended changes to address this are attached as appendix 1 (E).

The Board has also requested that a paragraph relating to off-site provision be amended. Officers recommend it is revised as set out in Appendix 1 (E).

BACKGROUND INFORMATION

Details of Documents:

Queens Park Station Area Issues & Objectives Paper April 2002
Queens Park Station Area Draft Planning Brief 2003

Any person wishing to inspect the above papers should contact Nicola Mochrie or Maggie Jones, Planning Service,
Brent House, 349 High Road, Wembley,
Middlesex HA9 6BZ,
Telephone: 02089375213

Richard Saunders
Director of Environmental Services

Chris Walker
Director of Planning