

MINUTES OF THE PLANNING COMMITTEE
Wednesday, 16th July 2003 at 7.00 pm

PRESENT: Councillor Cribbin (Chair), Councillor Harrod (Vice-Chair) and Councillors Fox (alternate for McGovern), Freeson, Kansagra and Singh.

Apologies for absence were received from Councillors Kabir, McGovern, Sayers and Steel

1. Declarations of Personal and Prejudicial Interests

None specific.

2. Major Developments: New Practice

The Committee received a report setting out the Planning Service's response to the Government's clearly indicated priority for all planning authorities to meet its revised target of deciding 60% of 'major' applications within 13 weeks. This required the Council through the Planning Service, and the Planning Committee, to act in an extremely clear and focused way with all developers if the potentially significant implications of not meeting these new targets are to be avoided.

The Head of Area Planning informed members that the proposed practices would enable officers to achieve greater clarity and assist in meeting the 13-week deadline. The practices would be widely publicised including the Council's website. He highlighted the recommendation that sought delegated authority to determine applications for major development that complied, or were clearly in conflict with the UDP and where the level of public interest was not significant.

He assured members that no change was proposed to the Members Call-in procedure although he stressed that it would be helpful if any notifications were received as soon as possible.

RESOLVED:-

- (i) that the practices and procedures set out in the report and appendices be endorsed;
- (ii) that the Office of the Deputy Prime Minister (ODPM) be advised that the retention of the ability to appeal on the grounds of non-determination after 8 weeks creates an inconsistency with the revised performance indicator of 13 weeks for decision on 'major' applications;
- (iii) that the Director of Planning be requested to investigate the possibility of amendments to the Constitution as soon as practical to secure delegated power to the Director of Environment/Director of Planning.

Director of Planning to determine applications for 'major' development where, in his reasonable opinion, these clearly comply with or are contrary to the Unitary Development Plan policies and are not the subject of a significant level of public interest expressed in written representations.

(iv) that the revised procedures be publicised as widely as practical.

3. **Neasden Lane/Birse Crescent Planning Brief**

The Committee had before them a report seeking approval for public consultation on a draft planning brief, which had been prepared by the Council. The brief is based on the policies in the revised deposited Unitary Development Plan 2000-2010.

It is intended that the brief be adopted as supplementary planning guidance and will provide guidance to the developers in the form of the development that the Council considers acceptable. The brief also set out the planning justification for a proposed Section 106 Agreement associated with a future planning application for the site.

The Director of Planning set out the key development objectives as follows;

- a) to provide a comprehensive development of the site that was currently made up of a number of parcels with different land ownership
- b) to promote a range of uses including retail and hotel uses
- c) to retain and increase active street frontages that would enhance the overall Town Centre streetscape
- d) to require high quality design that reflects the visibility of the site

He outlined the consultation process with ward councillors and local owner/occupiers by the use of leaflets, and posters. In addition, planning officers would attend meetings of the Willesden Area Consultative Forum to explain the draft planning brief and seek comments.

In welcoming the report, members emphasised the need for consultation with local and adjoining ward members at the initial stage. They also asked officers to ensure access for disabled persons.

RESOLVED:-

- (i) that the draft Planning Brief be agreed for the purpose of formally consulting appropriate stakeholders in the Neasden area to determine the future uses and scale of buildings on the site;

- (ii) that the extent and timetable for consultations, as set out in the report, be agreed.

4. **Brent Replacement UDP – Progress Report**

The Committee received a report explaining the current position in progressing Brent's Replacement Unitary Development Plan (UDP) to adoption. The report highlighted the implications of the modifications, now on formal deposit for objection and comment, in determining planning applications.

Mr. Al Forsythe representing Brondesbury Residents and Tenants (BRAT) addressed the Committee. In his address, Mr. Forsythe urged members to remove the designation of Kilburn Square as a major application site and to retain existing open space.

Maggie Jones, Head of Policy and Projects informed members that the purpose of the report was to give progress on the UDP timetable following modifications to it. In responding to Mr. Forsythe's request she said that there was no mechanism at this stage for new objections to be lodged. Only objections to the published proposed modifications or where the Council has not included changes recommended by the Inspector can be accepted. She however undertook to prepare a planning brief for Kilburn Square in consultation with local residents.

The Director of Planning stated that once the UDP was finalised, officers would commence a review of the Town Centre that would take Kilburn Square into account. Cllr Fox supported the notion of an SPG for Kilburn High Road but was concerned that resources were prioritised on the basis of need.

In welcoming the report, Councillor Freeson expressed a view for members to have an opportunity to tackle any problems that may arise after the closing date for the receipt of objections had expired. With that in mind, he put forward an amendment that officers should prepare the Supplementary Planning Guidance for Kilburn High Road, broken down into sections, which allowed an early review of Kilburn Square. A majority agreed this.

RESOLVED:-

- (i) that the likely timetable to adoption of the Replacement UDP and for bringing forward new and revised Supplementary Planning Guidance notes for public consultation, be noted;
- (ii) that the proposed modifications to the revised deposit draft UDP, currently on deposit, now to be used operationally, ie in determining planning applications, be noted

- (iii) that officers prepare Supplementary Planning Guidance for Kilburn High Road, broken down into sections, with an early review of the future for Kilburn Square.

5. **Queens Park Station Area Planning Brief**

The Committee had before them a report seeking approval for a Planning Brief, which had 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 reflected the objectives of the SKNDC and issues raised through extensive consultation.

The brief provided a comprehensive approach to development around the station and guidance to the developers in the form of the development that the Council, as both planning and Highway Authority, consider acceptable. The brief also established the planning justification for a proposed Section 106 agreement associated with any future planning application for the site. The Executive at their meeting on 21st July 2003 will consider the brief.

Maggie Jones, Head of Policy and Projects outlined the consultation processes that produced requests for revisions to the draft brief. The requests were made by Network Rail, Bond Group, Councillor Freeson, the South Kilburn New Deal for Communities (SKNDC) and through public consultation. Most of the issues raised had been addressed in the main report before members and the officers' recommendations on each request together with reasons, had been set out in appendix 1 to the report. The Director of Planning added that the brief would fit into the South Kilburn Master Plan, which would be subject to further consultation.

Although members welcomed the Planning Brief, Councillor Freeson reiterated his previous comments and added that he would be putting these requests to the Executive

RESOLVED;-

- (i) that the responses to consultation be noted and that only the revisions to the Draft Brief recommended (*as set out appendix 1 to the report-Page 85*) be agreed;
- (ii) that members' views be forwarded to the Executive for their consideration in agreeing the Planning Brief as amended (*appendix 2 – Page 100 refers*) for the purpose of supplementary planning guidance for developers and as a material consideration for assessing any planning application for the site.

6. **Any Other Urgent Business**

None raised at this meeting.

7. **Date of Next Meeting**

The next scheduled meeting of the Committee to consider planning policies will take place on **Wednesday, 29th October 2003 at 7.00 pm**

The meeting ended at 8.10 pm.

M CRIBBIN
Chair

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