



Supplementary Planning Committee

Wednesday 15 November 2017 at 7.00 pm
Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Agha (Chair)
Moher (Vice-Chair)
S Choudhary
Colacicco
Daly
Hylton
Maurice
W Mitchell Murray

Substitute Members

Councillors:

Ahmed, A Choudry, Ezeajughi, Hoda-Benn, Kabir,
Naheerathan, Pitruzzella and Thomas

Councillors:

Davidson and Shaw

For further information contact: James Kinsella, Governance Manager
020 8937 2063, James.Kinsella@brent.gov.uk

For electronic copies of minutes, reports and agendas, and to be alerted when the minutes of this meeting have been published visit:

www.brent.gov.uk/committees

The press and public are welcome to attend this meeting

Members briefing will take place at 6.00pm in Boardrooms 7 & 8

Notes for Members - Declarations of Interest:

If a Member is aware they have a Disclosable Pecuniary Interest* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent and must leave the room without participating in discussion of the item.

If a Member is aware they have a Personal Interest** in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent.

If the Personal Interest is also a Prejudicial Interest (i.e. it affects a financial position or relates to determining of any approval, consent, licence, permission, or registration) then (unless an exception at 14(2) of the Members Code applies), after disclosing the interest to the meeting the Member must leave the room without participating in discussion of the item, except that they may first make representations, answer questions or give evidence relating to the matter, provided that the public are allowed to attend the meeting for those purposes.

***Disclosable Pecuniary Interests:**

- (a) **Employment, etc.** - Any employment, office, trade, profession or vocation carried on for profit gain.
- (b) **Sponsorship** - Any payment or other financial benefit in respect expenses in carrying out duties as a member, or of election; including from a trade union.
- (c) **Contracts** - Any current contract for goods, services or works, between the Councillors or their partner (or a body in which one has a beneficial interest) and the council.
- (d) **Land** - Any beneficial interest in land which is within the council's area.
- (e) **Licences** - Any licence to occupy land in the council's area for a month or longer.
- (f) **Corporate tenancies** - Any tenancy between the council and a body in which the Councillor or their partner have a beneficial interest.
- (g) **Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

****Personal Interests:**

The business relates to or affects:

- (a) Anybody of which you are a member or in a position of general control or management, and:
 - To which you are appointed by the council;
 - which exercises functions of a public nature;
 - which is directed is to charitable purposes;
 - whose principal purposes include the influence of public opinion or policy (including a political party or trade union).
- (b) The interests of a person from whom you have received gifts or hospitality of at least £50 as a member in the municipal year;

or

A decision in relation to that business might reasonably be regarded as affecting, to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the electoral ward affected by the decision, the well-being or financial position of:

- You yourself;
- a member of your family or your friend or any person with whom you have a close association or any person or body who employs or has appointed any of these or in whom they have a beneficial interest in a class of securities exceeding the nominal value of £25,000, or any firm in which they are a partner, or any company of which they are a director
- any body of a type described in (a) above

Supplementary Agenda

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Date of the next meeting: **Wednesday 13 December 2017**



- Please remember to **SWITCH OFF** your mobile phone during the meeting.
- The Conference Hall room is accessible by lift and seats will be provided for members of the public on a first come first served principle.

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Agenda Item 03

Supplementary Information Planning Committee on 15 November, 2017

Case No.

16/3606

Location	245-249 and 253 Ealing Road, Wembley, HA0 1EX
Description	Redevelopment of the site to provide two new buildings of part 9 and part 10 storeys high to accommodate 92 flats (10 x studios, 42 x 1 bed, 25 x 2 bed and 15 x 3 bed units), ground floor commercial use within Use class A4 (drinking establishment) or Use class D1 (community centre) with associated basement for car and cycle parking spaces and storage, vehicular crossover, bin stores, amenity space, landscaping and associated works (Revised plans submitted changing the floorplans and elevations of Block B and Daylight/Sunlight Report addendum)

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Clarifications on header report

Following the publishing of the committee header report, the applicant has provided two points of clarification/correction in reference to the information provided by your officers:

Paragraph 2 – The report should refer to “253a Ealing Road” instead of “253a Harrow Road”.

Paragraph 12 – The report suggests that there will be residential units on the ground floor of the proposed development. However, the ground floor uses are commercial and the worst affected windows are those on the first floor.

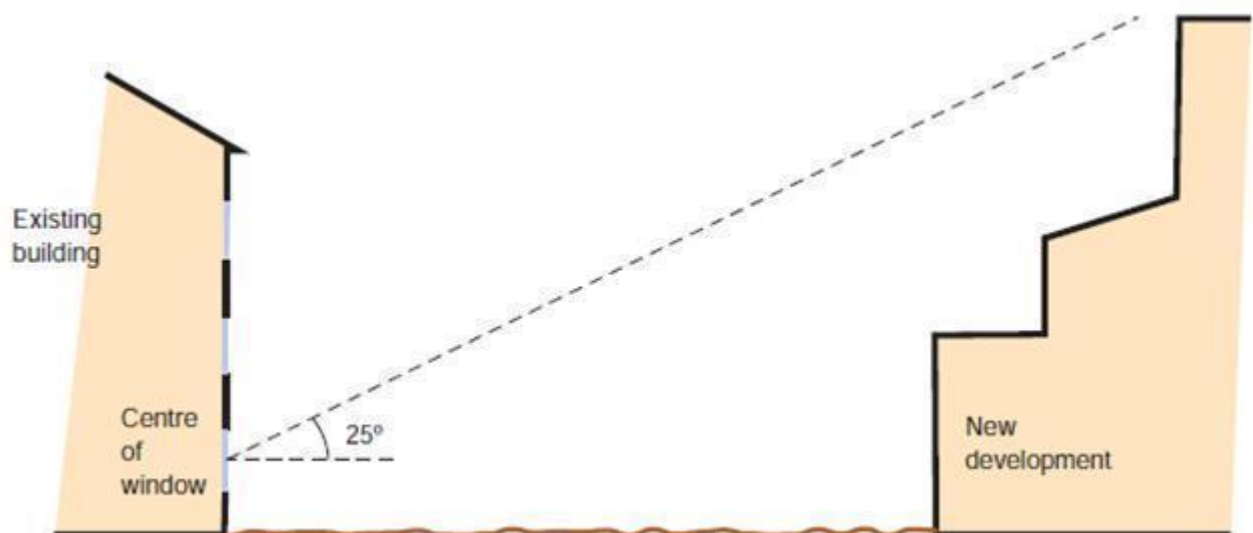
Additional information relating to the daylight and sunlight impact to the south elevation of Braunston House

During the second round of consultation following amendment of the plans, one of the comments received expressed concern that no assessment of the daylight/sunlight had been carried out for the south side of Braunston House. By way of response, your officers considered that, given the relative location of this facade and the development, with this facade facing south and the proposed development is situated to the west of the likelihood of the proposal resulting in a significant loss of daylight or sunlight is low.

Nonetheless, in further response to this query, the applicant has provided the following information:

“The south facing façade of Braunston House is not facing the development at 253 Ealing Road. All windows located on that façade will pass the 25° line test of the BRE, which is the first test for any daylight and sunlight assessment.”

Image from guidance:



When this test is met, it means that the VSCs will be above 27% as per the BRE guide and, since the windows are facing within 20° due south, Annual Sunlight and Winter Sunlight Probably hours will also be above the corresponding targets. Therefore, the development of 253 Ealing Road will not have any impact on the south facing façade of Braunston House.”

Your officers' view remains that the proposal will not have an unduly detrimental impact on the windows serving the south side of Braunston House.

Additional comment

Since the publishing of the header report ahead of the committee meeting, one additional comment has been received by the Council in relation to this proposal on 8th November 2017. The comment was received from a resident of Cosgrove House. The resident had already previously objected to this planning application. The grounds of objection are as follows:

- The sunlight and daylight report for this application is no longer valid as at the time the report was undertaken there was not another development being built nearby.
- Since then, a large development has been constructed nearby, which reduces sunlight and daylight entering the 243 Ealing Road development.
- Another report needs to be carried out as a result of this new development.

The objector also submitted an image of the proposed development at 255 Ealing Road to clarify the emerging development to which they were referring.

As specified within the original committee report, the consented development at neighbouring 255 Ealing Road was taken into account within the initial D&S analysis. As such, the construction of the proposal is already considered to be accounted for in terms of impacts.

Additional CGI visualisations of the proposed development

On the 7th of November, following the publishing of the committee report, the applicant submitted some new high resolution visuals of images from the design and access statement. The visualisations include the completed 255 Ealing Road to clearly depict the proposal within its emerging context.

Recommendation: Remains approval, subject to the conditions and S106 obligations set out within the committee report as well as the additional conditions and altered conditions as identified within the supplementary report to the initial committee report as well as the additional and altered conditions as identified within the header report published ahead of the applications referral back to committee.

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Agenda Item 05

Supplementary Information Planning Committee on 15 November, 2017

Case No.

17/3188

Location	1-7, 9, 11 & 11A Elm Road, Wembley, HA9 7JA
Description	Demolition of existing hotel buildings and erection of a part 3, part 4 and part 5 storey 128 bed aparthotel plus basement accommodation comprising guestrooms and ancillary facilities within a 4-storey basement (situated below the part-basement lower ground floor), together with soft and hard landscaping, servicing, cycle storage and refuse and recycling facilities (revised description)

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Changes to energy and sustainability obligations

Following the publishing of the committee report, the applicant approached your officers to contest that the carbon offset contribution required as a S106 obligation would not apply to a non-residential scheme such as this. Officers agree with the applicant on this matter as **London Plan Policy 5.2: Minimising Carbon Dioxide Emissions** was changed in 2016 to no longer require that non-residential major developments achieve an improvement in carbon savings based on Part L of the Building Regulations 2013. The policy now requires that non-residential developments achieve carbon savings "as per building regulations requirements". Given this, there is no policy justification for requiring obligations in respect of carbon savings and it is considered that this element should be removed from the S106 heads of terms.

In the interests of environmentally sustainable development, the condition relating to BREEAM compliance will be retained and will now be the sole obligation relating to sustainability.

Recommendation: Remains approval, subject to the conditions and S106 obligations (not including the carbon offset payment obligations) set out within the committee report

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