



Planning Committee - Supplementary

Wednesday 12 December 2018 at 6.00 pm
Conference Hall - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Denselow (Chair)
Johnson (Vice-Chair)
S Butt
Chappell
Colacicco
Hylton
Maurice
Sangani

Substitute Members

Councillors:

Ahmed, Dar, Ethapemi, Kabir, Kennelly, Lo,
W Mitchell Murray and Patterson

Councillors

Colwill and Kansagra

For further information contact: Joe Kwateng, Governance Officer
joe.kwateng@brent.gov.uk; 020 8937 1354

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

The press and public are welcome to attend this meeting

Members' briefing will take place at 5.00pm in Boardrooms 7 and 8

Please note this meeting will be filmed for live broadcast on the Council's website. By entering the meeting room you will be deemed to have consented to the possibility of being filmed and to the possible use of those images and sound recordings for webcasting.

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 significant enough to affect your judgement of a public interest and either it affects a financial position or relates to a regulatory matter then 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 of 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 of trade union).

(b) The interests a 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 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 is the subject of a registrable personal interest.

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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4. 18/3381 10 & 11 Watkin Road, Wembley, HA9 0NL	Tokynghon	1 - 2
5. 18/3056 289 Kilburn High Road, London, NW6 7JR	Kilburn	3 - 4

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Agenda Item 03

Supplementary Information Planning Committee on 12 December, 2018

Case No. 18/3381

Location	10 & 11 Watkin Road, Wembley, HA9 0NL
Description	Demolition of existing buildings and redevelopment of the site to provide 217 residential units and 789sqm of affordable workspace (Use Class B1(a), B1(b), B1(c)) across ground floor and first floor, in a new building ranging between 2 and 23 storeys together with associated infrastructure works including private and communal space, car parking, cycle storage and public realm improvements (revised description)

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Changes to planning obligations:

1. The Section 106 Head of Term relating to provision of affordable rented housing is recommended to be amended as per the additions in **bold** below. This is to ensure that the affordable rented accommodation is secured in line with Brent's standard practices:

"36 units for affordable rent (at no more than 80% of open market rents, **inclusive of service charges**, and capped at Local Housing Allowance rates), disposed on a freehold / minimum 125 year leasehold to a Registered Provider and subject to an appropriate Affordable Rent nominations agreement with the Council, securing 100% nomination rights for the Council **on initial lets, and 75% nomination rights for the Council on subsequent lets.**"

2. A Section 106 Head of Term in the committee report makes reference to a Section 278 agreement that the applicant would enter into to establish a 20mph zone outside the development along Fulton Road. This would require the applicant to both fund and implement the highway works to form the 20mph zone. The applicant has requested that the Council undertakes the works (at the expense of the applicant). This is being discussed between Brent's highways officers and the applicant. Subject to the outcome of this negotiation, the Head of Term may need to be altered to capture the payment to the Council of the costs of implementing these highway works rather than the applicant actually implementing the works. In any case, the 20mph zone would be secured through the legal agreement and both the applicant and Council are in agreement on the need for its delivery.
3. Condition 15 is recommended to be amended to require that, in addition to the measures within the Construction Logistics and Environmental Management Plan being secured, additional details relating to the number of vehicle movements expected per day per construction period and tracking diagrams/swept paths demonstrating how construction vehicles can access the site via the two vehicle gates are submitted and approved. Information on construction vehicle trips during Wembley Stadium Event Days will also be required. The condition will be worded so as to require this information to be submitted and approved prior to commencement (excluding demolition and site clearance).
4. Condition 16 is to be amended to refer to the latest version of the flood risk and drainage report, that being the report dated October 2018 rather than August 2018.

Points of clarification and correction in relation to the committee report:

- The existing uses on site were not fully set out in the committee report. For clarity, Unit 10 Watkin Road is a car repair garage (B2) and Unit 11 Watkin Road is a used car dealership (Sui Generis). Unit 11 has planning permission for use as a textile company (B2 use class only) and not for its present use as a used car dealership.
- Paragraph 26 of the ctte report - The GLA has recommended that a Residential Management Plan should be submitted to accompany the application. Members should be aware that this request is not supported by Brent as the scheme is design led and fully in accordance with the development context

of the Wembley Growth and Opportunity Area. Members should also note that the GLA's request is based on policy contained within an emerging plan which has limited weight.

- Paragraph 29 of the ctte report - The proposal is for 789sqm of new managed affordable workspace, with a flexible use as B1a, B1b or B1c. This directly replaces the existing floorspace of units 10 and 11 Watkin Road and means that there is no net loss of employment floor space within this development. References to other floorspace amounts in the committee report (frequently 787sqm) are therefore slightly inaccurate.
- Paragraph 61 of the ctte report - The number of wheelchair accessible units is 22 (10.1%), not 23 (10.6%) as stipulated in the committee report. The units adaptable for wheelchair use comprise 14 x 2 bed units and 8 x 1 bed units.
- Paragraph 72 of the ctte report - The number of disabled parking spaces is 8, not 7 as stipulated in the committee report.
- Paragraph 76 of the ctte report - The number of bins has been incorrectly report in the committee report. The proposal is for 42 x 1100 litre Eurobins and 22x 240 litre Eurobins, whereas the report stipulated figures of 34x 1100L and 19 x240L. The level of bin storage provided meets Brent's standards.
- Paragraph 86 of the ctte report - The development is proposed to reduce carbon emissions across the entire scheme by 38.9% (beyond minimum 2013 building regulations) in the residential component and 35.1% (beyond minimum 2013 building regulations) in the commercial component. This is at odds with the figures stipulated in the committee report, which were: 41.2% in the residential component and 18.4% in the commercial component. The development still exceeds the minimum London Plan requirements for 35% carbon savings (beyond minimum building regulation requirements) in residential development and would have a carbon offsetting liability of £209,000 under the terms of the applicant's submitted energy strategy.
- Paragraph 107 - The report refers to the surface water discharge on site reducing to 5 litres per second under the attenuation measures of the applicant's flood risk assessment. Members are advised that this is a maximum figure (as stipulated in London Plan policy) and that the actual discharge rate achieved in this instance is 3.2 litres per second, a significant improvement on the requirement.
- Paragraph 115 - There is a small discrepancy in relation to the existing trees on site. The committee report refers to there being 16 Category C Trees and 2 Category B Trees, whereas there are in fact 17 Category C Trees and 1 Category B Tree. All trees are nonetheless considered appropriate for removal in the context of the proposed development.

Recommendation: The recommendation is as set out in the committee report, but subject to the amendments to the Section 106 planning obligations set out above.

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Agenda Item 04

Supplementary Information Planning Committee on 12 December, 2018

Case No.

18/3056

Location	289 Kilburn High Road, London, NW6 7JR
Description	Demolition of existing building and erection of a part four and part five storey building comprising drinking establishment (Use class A4) at ground and basement level and 9 self-contained flats above (5 x 1-bed, 3 x 2-bed and 1 x 3-bed) including a new residents entrance gate, glazed screens and doors to side elevation fronting Drakes Courtyard, cycle and waste storage

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1. Members have requested indicative information on how the pub would be laid out to facilitate live music performance. The applicant has provided an indicative basement and ground floor layout. Whilst the layouts are indicative and the Council could not insist that the pub provides live music, the information submitted by the applicant does show how the premises could be laid out to allow the performance of live music.
2. The basement floor plan shows a stage area at the rear with a seating/standing area in front of it. There is also a bar shown with room for fridges and optics. The total area would be 104 sqm which is larger than the space used for performances within the existing pub. The ground floor has also been shown with a stage area towards the rear of the premises and an area for standing or seating with the main bar located more to the front of the premises with a large area for seating. It has been demonstrated that both floors would be capable of providing dedicated areas for the performance of live music including stages and seating/standing areas that could be adapted to suit different sized performances or acts.
3. The applicant has also stated that they are currently in discussions with potential operators of the premises. The discussions are in quite early stages as planning consent has not yet been granted.
4. Officers have also contacted the Councils Noise Team to establish if there have been complaints regarding noise from the previous premises. The Noise Team have confirmed that between the years of 1995 and 2016 they did receive numerous complaints from local residents about loud music. The proposal would offer the opportunity to construct a new, modern building that would be better sound insulated which in turn can reduce the transfer of loud noise or music to nearby sensitive uses.

Recommendation: Remains approval subject to conditions

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