



Planning Committee - Supplementary

Tuesday 16 July 2019 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
Hylton
Mahmood
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 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.

Supplementary

ITEM		WARD	PAGE
4.	Olympic Way and land between Fulton Road and South Way including Green Car Park, Wembley Retail Park, 1-11 Rutherford Way, 20-28 Fulton Road, Land south of Fulton Road opposite Stadium Retail Park, land opposite Wembley Hilton, land opposite London Design (Ref.19/1387)	Tokyngham	1 - 2
5.	Bobby Moore Bridge and Underpass, Olympic Way, Wembley (Ref.19/1474)	Tokyngham	3 - 4
8.	All Units at 4-9 INC, and Garages rear of 4-9 Gladstone Parade, Edgware Road, Cricklewood, London (Ref.18/4777)	Dollis Hill	5 - 6

Date of the next meeting: Wednesday 21 August 2019



Please remember to switch your mobile phone to silent during the meeting.

- The Conference Hall is accessible by lift and seats will be provided for members of the public on a first come first served principle.

This page is intentionally left blank

Agenda Item 4

Agenda Item 04

Supplementary Information Planning Committee on 16 July, 2019

Case No.

19/1387

Location	Olympic Way and land between Fulton Road and South Way including Green Car Park, Wembley Retail Park, 1-11 Rutherford Way, 20-28 Fulton Road, Land south of Fulton Road opposite Stadium Retail Park, land opposite Wembley Hilton, land opposite London Design
Description	<p>Details pursuant to conditions 19a (materials), 20e (hard landscape works) and 20i (maintenance of landscape works) in relation to Olympic Way, Zone B (ii) relating to Hybrid planning application reference 15/5550 dated 23/12/2016 (as amended by 17/0328 dated 26/05/2017), accompanied by an Environmental Impact Assessment, for the redevelopment of the site including; -</p> <p>Full planning permission for erection of a 10-storey car park to the east of the Stadium comprising 1,816 car parking spaces of which 1,642 are for non-residential purposes, up to 82 coach parking spaces and associated infrastructure, landscaping and vehicular access.</p> <p>And</p> <p>Outline application for the demolition of existing buildings on site and the provision of up to 420,000 sqm (gross external area) of new floorspace within a series of buildings comprising:</p> <ul style="list-style-type: none">• Retail/financial and professional services/food and drink (Use Class A1 to A4) up to 21,000 sqm;• Commercial (Use Class B1) up to 82,000 sqm;• Hotel (Use Class C1): up to 25,000 sqm;• Residential (Use Class C3): up to 350,000 sqm (up to 4,000 homes) plus up to 20,000 sqm of floorspace for internal plant, refuse, cycle stores, residential lobbies, circulation and other residential ancillary space;• Education, healthcare and community facilities (Use Class D1): up to 15,000 sqm;• Assembly and leisure (Use Class D2): 23,000 sqm;• Student accommodation (Sui Generis): Up to 90,000 sqm. <p>And associated open space (including a new public park) and landscaping; car and coach parking (including up to 55,000 sqm of residential parking and 80,000 sqm non-residential parking) and cycle storage; pedestrian, cycle and vehicular accesses; associated highway works; and associated infrastructure including water attenuation tanks, an energy centre and the diversion of any utilities and services to accommodate the development.</p> <p>Subject to a Deed of Agreement dated 23 December 2016 under Section 106 of the Town and Country Planning Act 1990, as amended'.</p>

Agenda item 4 Page Number 45 - 58:

Following publication of the committee report and agenda, five further representations have been received by the Council from a single objector. These raise the following objections/matters:

- It is not explicitly stated that the tiles are a heritage asset or that they are public art.
- Clarification is sought on the effect of the current proposals on the heritage asset.
- It is questioned whether amenity considerations have been appropriately assessed.
- It is questioned whether the proposals are in accordance with Wembley Area Action Plan policy WEM6 'Protection of Stadium Views' or policy WEM4 'Public Art'.

These comments were made in relation to both applications being report to the planning committee (19/1387 and 19/1474). However, the matters set out in the objections relate primarily to the Advertisement application (reference 19/1474). As such, those matters have been discussed within the Supplementary Report for application reference 19/1474 and the committee are referred to the supplementary report for that application.

Recommendation:

Remains approval subject to the conditions set out in the Committee report.

Document Imaged

*DocSuppF
Ref: 19/1387 Page 1 of 2*

Agenda Item 5

Agenda Item 05

Supplementary Information Planning Committee on 16 July, 2019

Case No.

19/1474

Location	Bobby Moore Bridge and Underpass, Olympic Way, Wembley
Description	Installation of 2 internally illuminated LED advertisement displays attached to the northern and southern parapets of Bobby Moore Bridge. Use of the light boxes to east and west wall beneath Bobby Moore Bridge approved under planning consent 17/3840 for advertising purposes.

Agenda item 5 Page Number 59 - 76:

Following publication of the committee report and agenda, five further representations have been received by the Council from a single objector. These raise the following objections/matters:

- It is not explicitly stated that the tiles are a heritage asset or that they are public art.
- Clarification is sought on the effect of the current proposals on the heritage asset.
- It is questioned whether amenity considerations have been appropriately assessed.
- It is questioned whether the proposals are in accordance with Wembley Area Action Plan policy WEM6 'Protection of Stadium Views' or policy WEM4 'Public Art'.

Officers' responses are outlined below:

The murals as a heritage asset and public art

Officers consider the tile murals to be an undesignated heritage asset with artistic, historic and cultural merit and their value has been considered. As the murals are a non-designated asset, and therefore have no statutory protection. The committee report may not use these precise words but it acknowledges that the murals offer an interesting depiction of scenes relating to the history of Wembley Stadium and Wembley Arena and details of the murals and their background are presented in the report. In recognition that the murals are worthy of protection as a heritage asset, officers have required the applicants to submit details of how the light boxes would be fitted to ensure that the tiles would be protected from damage and maintained as such to allow for their possible display in the future. The committee report refers to the murals as an 'artistic work' and they are in a prominent public place.

Effect of current proposals on the heritage asset

The effect of the proposal on the heritage asset is discussed within the main report.

Amenity considerations

The committee report notes that "amenity", includes aural and visual amenity and this includes the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest. Within the section entitled 'Tile Murals within the context of the current proposals' there is a discussion of the tile murals with reference to amenity considerations, as well as consideration of amenity with regard to the current proposals. It is acknowledged that the subheading titled "Amenity" should not have been included at the top of page 69 of the as the discussion of amenity considerations is very clearly incorporated into several different sections of the committee report.

The current advertisement application should be determined in the interests of amenity and public safety, which includes the presence of the murals and other characteristics of the locality and these matters are discussed within the committee report.

Protected views of the Stadium from Bobby Moore Bridge

An objection has been reiterated regarding the protected views of the Stadium from Bobby Moore Bridge, as identified in the Wembley Area Action Plan (Policy WEM6). The objection notes that if a young child aged around six years old or younger were to stand immediately next to the railings (which are around 1.1 m high), their view would be obstructed by the back of the proposed signage. This had already been raised by the

Document Imaged

DocSuppF
Ref: 19/1474 Page 1 of 2

objector and was discussed in paragraph 22 of the report.

Recommendation:

Remains approval subject to the conditions set out in the Committee report.

DocSuppF

Agenda Item 8

Agenda Item 08

Supplementary Information Planning Committee on 16 July, 2019

Case No.

18/4777

Location	All Units at 4-9 INC, and Garages rear of 4-9 Gladstone Parade, Edgware Road, Cricklewood, London
Description	Demolition of the existing mixed used building and garages and construction of a part three to six storey building providing 225 sqm of flexible retail floorspace for shops/financial professional services (Use Class A1/A2) and hot food takeaway (Use class A5) and 155 sqm for public house (Use Class A4) at ground floor level, and 54 residential units (Use Class C3) comprising 19 x 1 bed, 21 x 2 bed and 14 x 3 bed units with associated car and cycle parking spaces, bin stores and landscaping

Agenda Page Number: 119

Additional representations have been received following the publication of the committee report. The objections have come from two residents, a Councillor and Dollis Hill Residents Association. This supplementary report clarifies the matters raised.

1.1 Density

Additional comments have been received regarding the proposed density, which significantly exceeds that specified in the London Plan. However, it is noted in the report (p.9), that the London Plan Density Matrix should not be treated mechanistically and this approach is widely recognised. Furthermore, the draft London Plan withdraws the density matrix and encourages a more flexible approach to housing density. It encourages density to be maximised based on site context, its connectivity and accessibility by walking and cycling, and existing and planned public transport (including PTAL) the capacity of surrounding infrastructure. As already outlined, the development would be sited in close proximity to two town centres (Cricklewood and Willesden Green) and the site would also benefit from improved public transport in future through the construction of a new Thameslink station.

1.2 External amenity space

The report inaccurately states that all units would benefit from private terraces (p.6). Five of the one bedroom units on the first and second floors would not have access to a private terrace. However, all of these would benefit from larger internal areas. Technical Space Standards requires an area of 50sq.m for a 1p2b unit and the units without amenity space would have areas of between 55sq.m and 58sq.m and therefore would be generously proportioned in this regard. Furthermore, communal terraces would be provided at various levels, ensuring future residents of these units have good access to external space.

Whilst comments have also been raised with regards to the accessibility of the communal areas. It is acknowledged that not all of the units would have access to all the roof terraces, however, roof terraces would be accessible to each core and all units would have access to the main communal area at first floor level. Communal amenity spaces would therefore be convenient to access for all units.

1.3 Single aspect

Additional comments have also been received in relation to the quality of the units, with concerns raised in relation to a large number of single aspect units. The single aspect units are predominantly one bedroom units. The submitted daylight/sunlight report, confirms that all habitable rooms of these units would receive good levels of daylight/sunlight. None of the single aspect units would be north facing due to the building's orientation nor family sized which the London Plan seeks to avoid. Furthermore, none of the units would be affected by unacceptable levels of noise and the air quality statement, confirms that the use of mechanical ventilation to the units fronting Edgware Road (up to second floor level) would help to ensure they do not suffer from poor air quality.

1.4 Commercial provision

Document Imaged

DocSuppF
Ref: 18/4777 Page 1 of 2

A number of other clarifications are made in respect of the report. The applicant has raised that the area of commercial provision is actually greater than that previously proposed by 8sq.m. It should be noted however that not all the area identified would be useable areas for customers. Nevertheless, if these areas are taken into account there would be a small increase in the commercial provision.

1.5 Air Quality

Comments have also been made in relation to air quality. The submitted air quality report acknowledges that the transport related emissions would exceed the benchmark, however as there would be no building emissions, the development would be air quality neutral. In relation to the units with habitable room windows fronting Edgware Road, mechanical ventilation is proposed in order to minimise exposure of future occupants to poor air quality. It should be noted that whilst the scheme proposes an uplift in residential units, the situation in relation to air quality would be the same as the extant scheme, with habitable rooms windows fronting Edgware Road and Mechanical ventilation proposed in order to manager future residents' exposure to poor air quality.'

1.6 Affordable housing

The report refers to 30% affordable housing provision on p. 3 and 34.4% affordable housing provision on p.6. The larger figure refers to affordable housing provision based on habitable rooms and the smaller figure refers to provision based on number of units.

Recommendation: Remains Approval subject to legal agreement

DocSuppF