



Supplementary Planning Committee

Wednesday 14 October 2020 at 6.00 pm

This will be held as an online virtual meeting

Details on how to access the link in order to view proceedings will be made available online via the following link: [Democracy in Brent](#)

Membership:

Members

Councillors:

Kelcher (Chair)
Johnson (Vice-Chair)
S Butt
Chappell
Dixon
Mahmood
Maurice
J Mitchell Murray

Substitute Members

Councillors:

Ahmed, Dar, Ethapemi, Kabir, Kennelly, Lo, Sangani and Shahzad

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

Members' virtual briefing will take place at 5.00pm.

The press and public are welcome to attend this as an on online virtual meeting. The link to attend and view proceedings will be made available online via the following link: [Democracy in Brent](#).

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 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 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

ITEM	WARD	PAGE
3. 18/4008 Tenterden Pavilion & Sports Ground, 289 Preston Road and Car Park rear of 291-297 Preston Road, Harrow, HA3	Kenton	1 - 2
5. 18/4904 96 High Road, London, NW10 2PP	Willesden Green	3 - 4

This page is intentionally left blank

Agenda Item 3

Agenda Item 04

Supplementary Information Planning Committee on 14 October, 2020

Case No. 18/4008

Location	Tenterden Pavilion & Sports Ground, 289 Preston Road and Car Park rear of 291-297 Preston Road, Harrow, HA3
Description	Demolition of existing pavilion building and reinstatement of green space; construction of a part 2 and part 3 storey sports and recreation centre with ground floor office and reception area; reconfiguration of the existing car park and associated soft landscaping, to provide sporting facilities for local school, community and football club (Forest United)

The proposed development does not accord with the provisions of the development plan in force in the area as it seeks to develop land protected as open space within Brent's Core Strategy policy CP18.

Agenda Page Number: 15-52

Members are made aware of the following corrections to the committee report:

1. The description of condition 4 within the Recommendations section should refer to a S106 agreement to secure works to the car park rather than this being done through a S278 agreement.
2. The discussion of the fifth ground of objection on page 8&9 and on page 37 incorrectly states that trees will not be planted in place of the previous pavilion, however half of the replacement tree planting to be funded by the applicant is actually intended to establish trees in this location. For clarity, half of the trees are proposed to be planted to the north of the car park and proposed pavilion whilst the other half are proposed to be planted in the area where the existing pavilion is currently situated.
3. The discussion of the ground of objection relating to speed humps on page 10 and 37 states that the S106 head of term can secure the re-provision of speed humps. However, this is a matter for parking services to consider and it cannot reasonably be secured as a requirement for this application as it would not be necessary for the application to be acceptable.

Recommendation: Continue to grant consent subject to S106 agreement and the planning conditions as set out in the committee report

DocSuppF

This page is intentionally left blank

Agenda Item 5

Agenda Item 03

Supplementary Information Planning Committee on 14 October, 2020

Case No. 18/4904

Location	96 High Road, London, NW10 2PP
Description	Part demolition of existing buildings and retention of the original police station building comprising flexible commercial space (Class A1, D1, B1a, B1b, B1c) and redevelopment of the site to provide 28 residential units within a building extending up to 4 storeys together with private and communal space, waste/cycle storage, associated landscaping and public realm (amended scheme)

Agenda Page Number: 75

Following the publication of the report, an objection has been received by Willesden Green Ward Cllr Donnelly Jackson raising the following points:

- Concerns regarding the height of the development – it should not match the height of the church opposite
- The spire of the church is an architectural feature, not a dwelling
- Impact on light and privacy on occupiers of 6 Huddlestone Road, especially from proposed balconies and terraces
- Impact on Huddlestone Rd in terms of parking, noise, provision of facilities such as rubbish collection
- Insufficient family housing and lack of affordable housing
- The proposal does not add to the character of the area and is more likely to detract from it
- Additional traffic from this and the development opposite.

The proposed height of the building (13.8m) will be lower than the ridge of the church (15m) and the spire (22m). Officers do not consider that the proposed building and would not dominate the views of the church. The overall design is considered acceptable, as detailed within the Report.

The potential impacts on privacy and light are discussed in detail within the main report.

The proposed development would be parking permit restricted. The site is in a town centre location with a good level of public transport access (PTAL 4) and where car free developments are encouraged. Refuse would be collected from Huddlestone Road to minimise the potential for disruption of traffic on High Road.

The proportion of family sized homes and the level of affordable housing are also discussed as detail within the main report..

Recommendation:

Remains approval subject to the conditions set out in the Committee report and the completion of a satisfactory Section 106 agreement.

DocSuppF

This page is intentionally left blank