



Supplementary Planning Committee

Wednesday 9 December 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
Kennelly
Maurice
J Mitchell Murray

Substitute Members

Councillors:

Ahmed, Dar, Ethapemi, Kabir, 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 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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2. 20/0701 Land adjacent to Northwick Park Hospital, Nightingale Avenue, London, HA1 3GX	Northwick Park	1 - 2
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Agenda Item 2

Agenda Item 03

Supplementary Information Planning Committee on 9 December, 2020

Case No. 20/0701

Location	Land adjacent to Northwick Park Hospital, Nightingale Avenue, London, HA13GX
Description	Full planning permission for demolition of existing buildings and structures on the site, all site preparation works for a residential led mixed-use development comprising 654 new homes, associated car and cycle spaces, a replacement nursery, retail space, associated highways improvements, open space, hard and soft landscaping and public realm works

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Related application 20/0677

The application 20/0677, which proposes junction improvement works to Watford Road and the widening of the existing Northwick Park Hospital spine road to allow two-way traffic, is referred to in the Relevant Site History section as Pending a decision. The application is also referred to at various points in the committee report as it provides the vehicle access arrangements necessary to support this proposal.

Permission was granted for this application on 4 December 2020, under delegated powers as provided for in Brent's Constitution.

Minor clarifications and corrections and amendment to condition 29

1. Shared ownership units. Referred to in Recommendations section paragraph 4c as being "subject to an appropriate Shared Ownership nominations agreement with the Council, that secures reasonable local priority to the units". This element of the recommendation is to be deleted as nominations agreements are not required for Shared Ownership units.

2. Multi-storey car park (LPA ref 19/4272). Referred to in Recommendations section paragraph 7. The words "Hospital energy centre &" should be deleted as this application only secures the space for the energy centre, whereas the actual plant and fittings are being considered under ref 20/3152.

3. Financial contribution to Brent Parks for upgrade of Northwick Park Pavilion (£500,000). Referred to in Recommendations section paragraph 10.k, Summary of Key Issues section and paragraph 30 of the main report. "£500,000" should read "£250,000".

A contribution of £250,000 from this application has been agreed with the applicant. A further contribution would be required from the outline application 20/0700.

4. Neighbour objections. The Summary of Key Issues section refers to five objections, whereas the Consultations section refers to nine objections. There were actually ten valid objections received from individual households. The issues raised are set out in the table in the Consultation section.

5. Construction workforce spending. Referred to in paragraph 36 of main report. "... construction workforce spending £7.8m" should read "... construction workforce spending £2m". The figure of £7.8m refers to the outline application 20/0700.

6. Condition 29 (external lighting, signage and wayfinding). The following requirement is proposed to be added to this condition:

"In the event that the development is phased, the details submitted in respect of Phase 1 shall include arrangements for temporary lighting along the boundary between Phase 2 and the public footpath PROW100, and this lighting shall be installed prior to occupation of Phase 1 and retained as such until permanent lighting is installed in respect of Phase 2".

Recommendation: Remains to Grant planning permission subject to Stage 2 referral to Mayor of London, s106 agreement, conditions and informatives as set out in the report.

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Agenda Item 3

Agenda Item 04

Supplementary Information Planning Committee on 9 December, 2020

Case No. 20/2033

Location Euro House, Fulton Road, Wembley, HA9 0TF
Description Demolition and redevelopment to provide new buildings ranging between 11 and 21 storeys with basement levels; all for a mix of uses comprising 493 residential units, retail (Use Class A1) and industrial floorspace (Use Class B1(c)); provision of private and communal space, car parking, cycle parking, ancillary space, mechanical plant, landscaping and other associated works.

Application is accompanied by an environmental statement.

Agenda Page Number: 73-126

Amendments to main report

The levels of external amenity space provided for Block B, and therefore provision for the whole scheme (under paragraph 146), have been amended following officer clarification. The relevant tables should read as follows:

Block B	Policy Target	Private Balcony	Shortfall of policy	Communal Internal amenity	Cumulative Shortfall	% of req
79 x 1B2P	20	7	13			
80 x 2B4P	20	8.43	11.57			
Total units (x159)	3,180	1,227.4	1,952.6	60	1,892.6	41.5%

Whole scheme	Policy Target	Private Balcony	Shortfall of policy	Communal Roof Spaces	Communal Ground floors	Cumulative Shortfall	% of req
Total units (493)	9,860	3,990	5,870	1,306	3,810	754	92.4

As a result of these changes, the subsequent paras. 147 and 148 of the report have been amended to read as follows:

"147. Whilst the tables above break down the shortfall in amenity space provision against policy requirements across the different amenity space components by block, the summary position is that:

- *40% of the required amenity space provision is achieved through the provision of private balconies*
- *54% of the required amenity space provision is achieved through the provision of private spaces and roof communal spaces - this figure is increased to 92% with taking into account the 5 designated soft landscaped communal spaces on ground floor.*

Although Block B has a low headline level of amenity space provision (41.5%), this does not reflect the presence of this block adjacent to the main landscaped podium, which is expected to benefit the occupiers of this block in particular. Although not exclusively for use by occupiers of Block B, including this space within the figures would result in a significant uplift in provision for Block B, and officers give this substantial weight in their overall assessment.

148. The development falls marginally short of DMP19/BH13 standards by approximately 7.5%. It is considered that this provision has been reasonably maximised across the development, utilising all rooftops where possible, and it is therefore considered that despite this shortfall, the maximum reasonable amount of external amenity space has been provided throughout the site. It should also be noted that the scheme brings wider benefits in terms of opening up Wealdstone Brook and encouraging this to be more actively used, with

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the potential for a public route along the Brook, with the aim of adjoining sites tying into this. On balance, the proposed amenity space provision is therefore acceptable."

Conditions

Following further consultation, it has been agreed to amend condition 30 (relating to archaeology) to ensure that details do not need to be submitted prior to above ground demolition. Condition 30 has therefore been amended as follows:

'30. Prior to the commencement of works below ground level, further details of archaeological work shall be submitted to and approved in writing by the Local Planning Authority (in writing through the submission of an application for approval of details reserved by condition), in accordance with the recommendations set out within the Archaeological Assessment prepared by Oxford Archaeology dated 1st July 2020 (ref. 7531 v.4). These measures include (but are not limited to):

- Rotary boreholes are to be drilled at the site following vacancy of the current Tenants on a 10m by 10m grid based system within the anticipated area of the Underground features. Should features be identified the grid may be reduced;*
- Once the existing concrete slab is removed, inspection and watching brief of the Ground surface will be undertaken by an experienced geotechnical engineer and/or engineering geologist and an archaeologist to delineate the locations of the shafts if present. As a supplement to the drill hole investigation, a geophysical survey may be undertaken to identify the shaft location.*

If evidence of shafts or other historical structures is found, further work will be required to identify and record these elements, in consultation with the Council's Heritage officer and GLAAS. The development shall thereafter operate in accordance with the recommendations and/ or mitigation measures set out within the document.

Reason: To ensure the development complies with relevant heritage and archaeological planning policies, including London Plan Policy 7.8, Policy HC1 of the Mayor's Intend to Publish Local Plan, policy DMP7 of the adopted Development Management Policies and policy BHC1 of the draft Local Plan and the NPPF.'

Recommendation: Officers continue to recommend that permission is granted, subject to the legal agreement and amended conditions and informatives set out above and in the original committee report.

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Agenda Item 4

Agenda Item 05

Supplementary Information Planning Committee on 9 December, 2020

Case No. 20/1424

Location	100 Beresford Avenue, Wembley, HA0 1QJ
Description	Demolition of existing commercial building and erection of two buildings (6 storeys and part 7 storeys in height) comprising 100 residential dwellings (Use Class C3) and commercial floorspace (Use Class B1c) on ground floors with associated servicing, parking and refuse stores, amenity space, a commercial yard and soft landscaping

Agenda Page Number: 127-170

Amendments to plan numbers (condition 2)

The following changes were made to condition 2 to confirm the plan and supporting document numbers.

The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

001 REVB – Site location Plan
002 REVA – Existing Site Block Plan
010 REVA – Existing Ground Floor Plan
011 REVA - Existing First Floor Plan
012 REVA - Existing Second Floor Plan
030 - Existing Elevations
050 REVA – Proposed Demolition Plan
110 REVM – Proposed Ground Floor Plan
111 REVK – Proposed First Floor Plan
112 REVJ - Proposed Second Floor Plan
113 REVK - Proposed Third Floor Plan
114 REVI - Proposed Fourth Floor Plan
115 REVI - Proposed Fifth Floor Plan
116 REVJ - Proposed Sixth Floor Plan
117 REVI - Proposed Roof Plan
130 REVB – Proposed Ground Floor Outline Fire Strategy
131 REVB – Proposed First Floor Outline Fire Strategy
140 REVC – Proposed Hard Landscape Outline Plan
141 REVB – Proposed Hard Landscape Plan 1 of 4
142 REVB – Proposed Hard Landscape Plan 2 of 4
143 REVB – Proposed Hard Landscape Plan 3 of 4
144 REVB – Proposed Hard Landscape Plan 4 of 4
150 REVE – Proposed Landscape Plan Outline
151 REVC - Proposed Landscape Plan 1 of 4
152 REVC - Proposed Landscape Plan 2 of 4
153 REVC - Proposed Landscape Plan 3 of 4
154 REVC - Proposed Landscape Plan 4 of 4
200 REVF – Proposed Sections
300 REVG – Proposed North and East Elevations
301 REVH – Proposed South and West Elevations
302 REVH – Proposed Internal Elevations
310 REVE – Proposed North Elevation Block A
311 REVF – Proposed East Elevation Block A
312 REVE – Proposed South Elevation Block A
313 REVF – Proposed West Elevation Block A
314 REVE – Proposed North Elevation Block B
315 REVF – Proposed East Elevation Block B
316 REVE – Proposed South Elevation Block B
317 REVF – Proposed West Elevation Block B

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Air Quality Assessment Reference AQ108902R3 dated October 2020
Phase 1 Desk Study Reference 20/11793/GO REV 2 dated March 2020
Phase 2 Report on a Site Investigation Reference 20/11793/A/GO dated May 2020
Arboricultural Survey and Impact Assessment (BS5837:2012) Reference AIA/MF/046/20 dated 19 May 2020
Ecological Impact Assessment (EclA) Reference WOOL22871 REV B dated 12 May 2020
Noise Impact Assessment Reference AC108906-1R2 dated 14 May 2020

Reason: For the avoidance of doubt and in the interests of proper planning.

Loss of existing industrial floorspace

To provide clarification on paragraph 9, the Secretary of State's Directions alterations to draft Policy E4, includes removal of the requirement to ensure no net loss of industrial floorspace capacity and Brent's status as a "provide capacity" Borough. These Directions are currently being considered by the Mayor, and only limited weight could be given to this policy requirement at this time. However, the Secretary of State has not changed the requirement to meet their industrial needs, which in Brent's case will be to provide additional capacity. The consideration of the loss of the existing industrial floorspace and the replacement industrial floorspace has been discussed within the main body of the committee report.

It should be clarified that the commercial floorspace will be used for purposes within use class B1c (now use class E(g)(iii)). There is reference in the report to use class E(g)(ii), however this is incorrect and should read as B1c (now use class E(g)(iii)).

Heather Park Financial Contribution

Paragraph 78 states that in order to compensate for the level of amenity space provision which is below Brent target levels and to provide recreational facilities for older children, the applicant has agreed to a financial contribution towards improvements in the nearby Heather Park. Further discussions are taking place with the Council's Park Service to identify the projects that the contribution could go towards. The Section 106 Head of Terms includes a Financial contribution to off-site play provision for older children, towards improvements in Heather Park.

The Council's Parks Service Department have confirmed that a financial contribution of £46,510 would be required to supply and install various items of equipment in Heather Park, plus safety surfacing, new or altered fencing, and other improvements to the park. The applicant has agreed the specified amount which will be secured through the Section 106 Agreement.

Heating

Committee members requested further information on the type of heating source proposed for the scheme.

Page 21 of the submitted Energy Statement Report states that heating and hot water would be provided by communal gas boilers with 89.5% efficiency, and the active cooling is provided by electrically powered equipment. The Energy Report has advised that there is insufficient capacity within the electricity network to use Air Source Heat Pumps.

Paragraph 127 highlights that the Council's Sustainability Officer has advised that there is a heat network further along Beresford Avenue at the Grand Union Development and the applicant should seek to negotiate to connect the proposed development to this network. The applicants view is that the initial investigation work suggested the site is not located near the existing and proposed district heat network. Additionally, the communal gas boiler is proposed as the main heating system for the residential units, so it can be connected with any potential heat network. It is therefore recommended that a condition is secured to look at the feasibility of connecting to a future heating district network.

Transport Considerations

PTAL

Committee members requested further information on the PTAL rating of the application site. The site has a PTAL rating of 2.

Service and Delivery Management Plan

Paragraph 161 highlights that the submitted Service and Delivery Management Plan predicts that the during

the peak hour of 10am–11am, five delivery vehicles would be servicing the site, including 2 HGVs. A loading bay is indicated in a lay-by fronting the site and whilst this could accommodate more than one LGV, only one HGV could be accommodated within the loading bay at any one time. Transport would require the Delivery and Servicing Plan to contain targets aimed at reducing the number of service vehicles throughout the day.

It is noted that a revised DSP was submitted during the course of the application. However, the Council's Transport Department have advised that this only states that the ultimate goal is for the commercial units to have a maximum of 2 deliveries per day whilst Transport requested a target to ensure that the timings of the deliveries are co-ordinated so that the numbers of delivery vehicles doesn't exceed the capacity of the layby. A revised DSP is still therefore required which will be secured via condition.

Healthy Streets Assessment

Paragraph 163 highlights that for walking and cycling trips, the submitted Transport Statement is generally insufficient for the requirements of a major development. It would need to include a Healthy Streets Assessment of the local pedestrian and cycling routes to key local trip generators such as shops, stations, schools and health centres and this needs to be added to the submission. A revised Transport Assessment has been submitted which does now include a sufficient Healthy Streets Assessment.

Recommendation: Remains to grant permission subject to s106 agreement and conditions as recommended in main report, with revisions to conditions as set out in the Supplementary Report.

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