



Supplementary Planning Committee

Wednesday 10 February 2021 at 4.00 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 12.00 noon.

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

ITEM	WARD	PAGE
3. 20/2784 Northfields, Beresford Avenue, Wembley, HA0 1NW (Known as "Grand Union")		1 - 2
4. 20/3156 1-26A, Coachworks & Storage areas, Abbey Manufacturing Estate, all units Edwards Yard, Mount Pleasant, Wembley, HA0	Alperton	3 - 4
5. 20/0115 Matalan Discount Club, Cricklewood Broadway, London, NW2 6PH		5 - 6

Date of the next meeting: Wednesday 10 March 2021

This page is intentionally left blank

Agenda Item 3

Agenda Item 03

Supplementary Information Planning Committee on 10 February, 2021

Case No. 20/2784

Location	Land Former 17 Northfields, Beresford Avenue, Wembley, HA0 1NW (Known as "Grand Union")
Description	Hybrid planning application comprising:- Outline planning permission for the demolition of existing buildings and structures on the site, all site preparation works and redevelopment to provide new buildings to accommodate new homes (Use Class C3), flexible commercial uses, new basement level, associated cycle and vehicle parking, new vehicular accesses, associated highway works to Beresford Avenue, landscaping and creation of new public and private open space, ancillary facilitating works, various temporary meanwhile uses, interim works and infrastructure with all matters reserved - appearance, access, landscaping, layout and scale. Detailed planning permission for Phase 3 (Buildings G, H and J) for the demolition of existing buildings and structures, all site preparation and infrastructure works and the development of new homes (Use Class C3) and flexible commercial floorspace; together with new basement level, associated storage, cycle and vehicle parking, new vehicular accesses, associated highway works to Beresford Avenue, landscaping and creation of new public and private open space, ancillary facilitating works.

APPLICATION SUBJECT TO AN ENVIRONMENTAL STATEMENT

Agenda Page Number: 11-98

Amendments to main report

In regard to paragraph 153, for clarity it should be noted that the number of dual aspect homes would be increased to 61% across the outline consent. This is also set out in paragraph 135 of the report.

Paragraph 217 has been amended to clarify the financial contribution secured under the original s106 agreement for improvements to Stonebridge Park station, which is £1.6m rather than the £4.6m stated. Para. 217 should therefore read as follows:

217. Funding was secured towards station improvements at Stonebridge Park and bus service enhancements under the section 106 agreement in connection with the original Masterplan consent. However, TfL have requested an increased contribution towards bus improvements as a result of the additional uplift of 320 flats sought under the revised Masterplan. While the applicant has not confirmed that they consider this further contribution acceptable, officers consider that the issue would can be resolved through further section 106 discussions, as well during Stage 2 discussions with GLA and TfL. TfL have confirmed that no further contributions to station improvements at Stonebridge Park are sought, with a maximum of £1.6m (plus any unspent money in connection with Station Capacity Works Design) having been secured under the original s106 agreement.

To clarify, £4.6m was secured towards bus service enhancements under the original s106 agreement.

In regard to para. 290, it should be clarified that all trees and hedgerows have already been removed under the extant Masterplan consent.

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

DocSuppF

Document Imaged

DocSuppF

This page is intentionally left blank

Agenda Item 4

Agenda Item 04

Supplementary Information Planning Committee on 10 February, 2021

Case No. 20/3156

Location	1-26A, coachworks & storage areas, Abbey Manufacturing Estate, all units Edwards Yard, Mount Pleasant, Wembley, HA0
Description	Demolition of the existing buildings and the erection of a mixed use development of buildings ranging between 3 and 16 storeys in height, comprising residential units, flexible commercial floorspace, affordable workspaces and community use floorspace, associated car parking, landscaping and ancillary facilities (phased development)

Agenda Page Number: 99 – 174

Additional Objections

Two additional objections have been received since the committee report was published. One is from a Woodside Close resident and the other from a Fulwood Avenue. This increases the total number of individual addresses from seven to nine that letters of objection have been sent from.

The following concerns are raised in the two newest objections:

Ground of Objection	Officer Response
Concerns about congestion	This ground of objection has been addressed in the committee report.
Concerns about pressure on local services (including health, schools and community services)	This ground of objection has been addressed in the committee report.
Concerns about parking capacity coming under pressure	This ground of objection has been addressed in the committee report.
Will the local roads be made 'resident permit only' roads?	A Controlled Parking Zone is intended to be implemented by the Council in the local area, with funding secured through this (and other) applications to cover the cost of consultation and implementation.
Will there be more trains going from Stonebridge / Alperton? Trains were overcrowded pre-Covid.	The transport impact of the development on local train services is discussed at paragraph 254 of the committee report. Train frequency is controlled by TfL.
Concerns about daylight and sunlight impact.	This ground of objection has been addressed in the committee report.

Revised Play Space Proposals

The applicants have submitted a revised play space proposal which seeks to address the 515sqm shortfall in play space provision on site.

The applicant's revised proposal includes the expansion of the play space alongside the canal-side pedestrian pathway to become 275sqm larger. This would increase the total play space provision on site from 2,811sqm to 3,086sqm and reduce the shortfall in play space provision from 15% to 9% against the London Plan policy requirement. The precise age allocation of the space would be confirmed as part of Stage 2 discussions with the GLA.

Officers consider that the increase in play space provision is considerable and within a desirable location. The improvement results in the overall shortfall being considered immaterial in the wider context of the development, especially in view of the accessibility of public parks and recreation grounds within close proximity of the development. As a result, the requirement for the shortfall in play on site space to be

Document Imaged

*DocSuppF
Ref: 20/3156 Page 1 of 2*

mitigated is considered to have been adequately addressed.

Subject to the new play space plan (ref:32835 SW-XX-DR-L-90-001-1 D0-1) being secured as an approved document, Section 106 Head of Term 24, as set out in the Recommendation section at the start of the committee report, is recommended to be removed.

Changes to Planning Conditions

One of the windows to the community use floorspace on the first floor of Block G would enable direct overlooking of the private gardens to properties along Mount Pleasant to the north if not obscured glazed, at a distance of less than 9 metres, therefore not meeting Brent's SPD1 guidance. A condition is to be applied to the consent which would require this window to be obscure glazed and non-opening (except at high level), so as to address this concern and maintain privacy to the gardens.

Recommendation: Continue to grant consent, subject to the referral of the application to the Mayor of London for his Stage 2 response, the completion of a satisfactory Section 106 obligation (and the change to the relevant Section 106 Heads of Terms as discussed above) and the imposition of the planning conditions set out within the committee report as well as the additional planning condition discussed above.

DocSuppF

Agenda Item 5

Agenda Item 05

Supplementary Information Planning Committee on 10 February, 2021

Case No. 20/0115

Location	Matalan Discount Club, Cricklewood Broadway, London, NW2 6PH
Description	Demolition of existing building; erection of 3 buildings ranging from 3 to 7 storeys with basement, comprising 238 self contained residential units with commercial space at ground floor level (Use Class B1, Block A only); creation of new street, associated landscaping, car and cycle parking, private and communal amenity space

Agenda Page Number: 175-220

Members are advised to a correction in relation to the number of dwellings proposed in the description of development. It should read "239" dwellings or units and not "238" dwellings or units and the number of dwellings within Block A as described under Proposal In Detail should read 141 not 138.

Following the publication of the report, an objection was received by a neighbour who had previously objected to the scheme. The additional points of objection are provided below:

Comment	Response
Covid-19 has pretty much destroyed our current way of life therefore there will be less people looking to buy or rent. London rental market has and is continuing to collapse	There remains an identified need for new homes in Brent. The most recent of the GLA's Quarterly Housing Market Reports (December 2020) shows that while asking rents in inner London has fallen between Q3 2019 and Q3 2020, they have risen in Outer London. In the sales market, avg. London prices grew 4% in the year to Sept 2020, the fastest rate since 2017 and the number of sales agreed in London in Oct 2020 was 57% up from Oct 2019.
Even if the applicant wishes to throw their money away, most people around here would prefer a shop selling clothing at affordable prices rather than another anonymous block of flats with a permanent "To Let" sign outside	The proposal is in accordance with the proposed site allocation which seeks to provide housing on the site and direct retail activity to existing town centres. The proposed dwellings would contribute to the Council meeting with its housing targets.

Recommendation:

Remains approval subject to the conditions set out in the Committee report, the completion of a satisfactory Section 106 agreement, and the Stage II referral to the Mayor of London.

DocSuppF

This page is intentionally left blank