



## Agenda Supplement Planning Committee

**Monday 24 May 2021 at 6.00 pm**

Conference Hall - Brent Civic Centre, Engineers Way,  
Wembley, HA9 0FJ

Please note that this meeting will be held as a socially distanced physical meeting with all members of the Committee required to attend in person. Guidance on the safe delivery of face-to-face meetings is included at the end of the agenda frontsheet.

**Due to current restrictions and limits on the socially distanced venue capacity, any press and public wishing to attend this meeting are encouraged to do so via the live webcast. The link to attend the meeting will be made available [here](#).**

### Membership:

#### Members

Councillors:

Kelcher (Chair)  
Johnson (Vice-Chair)  
S Butt  
Chappell  
Dixon  
Kennelly  
Donnelly-Jackson  
Maurice

#### Substitute Members

Councillors:

Ahmed, Akram, Dar, Ethapemi, Kabir, Lo,  
Sangani and Shahzad  
  
Councillors  
Colwill and Kansagra

**For further information contact:** Craig Player, Governance Officer  
craig.player@brent.gov.uk; 020 8937 2082

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 members' virtual briefing will take place at 12.00 pm.**

## **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

<b>ITEM</b>		<b>WARD</b>	<b>PAGE</b>
3.	20/2974 - 3 Millennium Business Centre & self storage to rear, Humber Road, London, NW2 6DW	Dollis Hill	1 - 2
4.	21/0686 - 14 Canterbury Road, London, NW6 5ST	Kilburn	3 - 4

**Date of the next meeting:            Wednesday 16 June 2021**

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# Agenda Item 3

## Agenda Item 03

### Supplementary Information Planning Committee on 24 May, 2021

Case No. 20/2974

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Location	3 Millennium Business Centre & self storage to rear, Humber Road, London, NW2 6DW
Description	Outline planning application for proposed new warehouse building located to the rear (matters to be applied: access, appearance, layout and scale)

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#### Fire Statement

Since the publication of the agenda, the applicant has submitted a Fire Statement which details some requirements of Policy D12 of the London Plan. However, as it does not fully meet the submission requirements set out in Policy D12, it is still considered necessary to require the submission of a Fire Statement prepared by a suitably qualified third party assessor via condition.

#### Impact of Low Traffic Neighbourhood Scheme

A local resident has requested that the application be considered in light of the impact of the Low Traffic Neighbourhood Scheme on Humber Road. It has been stated by the resident that traffic on the road has increased significantly as a result of this, even during lockdown. The Low Traffic Neighbourhood covers some nearby streets, but not Humber Road.

As stated in the committee report, the development is not expected to generate significant traffic with four additional vehicles expected per peak hour. As such, the proposal is not considered likely to have a significant impact on traffic flow or air quality even if traffic levels have changed. The Highways Team have been monitoring traffic flows on many of the roads in the area prior to and following the implementation of the low traffic neighbourhood. Whilst Humber Road was not monitored, all streets that have been monitored have shown a notable decrease in traffic volumes, even those not directly affected by the scheme. However, as discussed above, given the limited traffic expected to be generated by the development, the proposal is not predicted to give rise to concerns regarding traffic flow or to associated issues (such as air quality).

#### Energy

A query was raised as to how the carbon reduction is being achieved. In line with the London Plan 'be lean, be clean, be green' the application has sought to reduce initial energy demand through a number of passive design measures including optimising the thermal performance of the building envelope beyond the minimum U value and air infiltration standards set out in Part L of the Building Regulations and providing a sensible glazing facade ratio. Photovoltaic panels are also proposed to be used, with details of the panel array required by condition.

**Recommendation:** Remains approval subject to conditions

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# Agenda Item 4

## Agenda Item 04

### Supplementary Information Planning Committee on 24 May, 2021

Case No. 21/0686

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Location	14 Canterbury Road, London, NW6 5ST
Description	Development authorised by the High Speed Rail (London-West Midlands) Act 2017 relating to the Canterbury Works Headhouse and Compound, consisting of: the vent shaft headhouse building comprising three principle connected headhouse elements (mechanical and electrical plant building, fan room and vent stacks); road vehicle parking within the compound with a hardstanding area; earthworks within the compound area for the headhouse building, including retaining walls and associated hardstanding area; an autotransformer station (location only); fencing (location only) encircling the headhouse building to create a secure compound; and artificial lighting equipment affixed to the headhouse building and within the compound.

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#### Further comment received

Since the publication of the agenda one further comment has been received in relation to the application. This comment raises concerns about a lack of mitigation or compensation for protecting or safeguarding South Kilburn's residents quality of life. It also make reference to the new tree planting HS2 are doing in the Chilterns and the lack of any similar mitigation for Brent.

The potential impacts on surrounding properties is discussed within the committee report.

Firstly, it is important to note that HS2 works in South Kilburn and the Chilterns are very different. It is also important to note that the character of the areas differ greatly with South Kilburn being a far more urban environment. As this is not a planning application, the Local Planning Authority are unable to seek obligations to secure funding for tree planting in the area. However, whilst the committee report focuses on the works for approval, the submission does include a number of 'For information' drawings to show future intentions of the site. As stated in the committee report a follow up application for 'Bringing into use' is required to be submitted, whereby HS2 are required to demonstrate that the impact of the development has been mitigated as far as possible. This is expected to include a detailed landscaping and tree planting scheme on site and the provision of a 'pocket park' to provide educational opportunities to neighbouring St Mary's Primary School. However, it important to note that these works are not for approval under this application.

#### Other matters

The committee report states at paragraph 16 that there would be no breach of the 30 degree rule when considered in relation to Canterbury Terrace. However, there would be a slight breach of the 30 degree rule from two of the ground floor units due to the greater height of the ventilation stacks which sit adjacent these homes. However, given the separation distance (approximately 18 m) and the fact that a daylight/sunlight report has been submitted to demonstrate that there would be no harmful loss of light, the breach is considered acceptable in this instance. It is also important to note that the Design and Access Statement confirms that the vertical ventilation stacks have been reduced in size to the minimum required in both plan dimensions and height. Therefore when having regard to the fact that the LPA are required to given consideration to whether the works 'ought to or could reasonably' be modified to protect local amenity, given the information provided the arrangement is considered acceptable.

#### **Recommendation: Remains approval subject to conditions**

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