



## Agenda Supplement Planning Committee

**Wednesday 21 July 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](https://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 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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5. 21/0579 - 51-55 High Road, London, NW10 2SU	Willesden Green	1 - 2

**Date of the next meeting:      Wednesday 11 August 2021**

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# Agenda Item 5

## Agenda Item 05

### Supplementary Information Planning Committee on 21 July, 2021

Case No.

21/0579

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Location	51-55 High Road, London, NW10 2SU
Description	Subdivision and change of use from betting shop (Use Class Sui Generis) to adult gaming centre (Use Class Sui Generis) and commercial unit (Use Class E) and alteration to shopfront

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#### Consultations

Since the publication of the Officer's report an additional objection has been received. The comment compromises several reasons for objecting including: the quantity of betting shops and adult gaming centres on the High Road, anti-social behaviour issues related to these uses, the proximity several primary schools, the obscured facade contravening Brent's SPD3 shopfront design guidance and the 24 opening hours proposed. All of the reasons listed have previously been raised by previous objectors and are discussed within the Consultations section of the report.

A further representation has been received from Cllr Long highlighting the late night anti-social behaviour issues that have occurred locally, her view that the adult gaming centre would make these worse and that she welcomes the recommendation for shorter opening hours.

#### Paragraph 3.3 to 3.6 Opening hours

Since the publication of the Officer's report, the applicant has requested that the opening hours be reconsidered and has further suggested a midnight closure throughout the week. The planning agent disagrees with the Officer's conclusion and resultant restriction on opening hours and associated condition. The agent considers that there is a significant body of evidence that points towards later opening hours being acceptable in this location. The agent states that the 10pm closure would have a significant disadvantage to the applicant and points to the later opening hours of Domino's takeaway until 2 am. The agent also includes premises that are trading until at least midnight including McGovern's Pub and Al-Amirat Supermarket both of which serve alcohol and an unnamed number of units trading until 11 pm in the immediate area.

The later opening hours of nearby premises have been considered together with the noise that is usually generated from these premises. For example for Domino's takeaway mainly operates for deliveries and customers will generally visit for a short period of time as such lingering noise is considered to not pose significant issues. Officers continue to consider that the opening hours recommended in the condition are appropriate given the potential impact of the proposed use on nearby neighbouring residential properties, taking into account the context of this particular site and relationship with nearby residential properties. However, the applicant has requested that members consider altering this condition to allow the premises to open until midnight throughout the week.

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

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