



Planning Committee – Agenda Supplement

Wednesday 24 November 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: James Kinsella, Governance Manager
Email: james.kinsella@brent.gov.uk; Tel: 020 8937 2063

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.

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

ITEM		WARD	PAGE
4.	21/2989 - Euro House, Fulton Road, Wembley, HA9 0TF	Tokington	1 - 2
5.	20/2096 - 5 Blackbird Hill, London, NW9 8RR	Welsh Harp	3 - 4

Date of the next meeting: Wednesday 15 December 2021

Guidance on the delivery of safe meetings at The Drum, Brent Civic Centre

- We have revised the capacities and floor plans for event spaces to ensure they are Covid-19 compliant and meet the current social distancing guidelines.
- Attendees will need to maintain the necessary social distancing at all times.
- Signage and reminders, including floor markers for social distancing and one-way flow systems are present throughout The Drum and need to be followed.
- Please note the Civic Centre visitor lifts will have reduced capacity to help with social distancing.
- The use of face coverings is encouraged with hand sanitiser dispensers located at the main entrance to The Drum and within each meeting room.
- Those attending meetings are asked to scan the coronavirus NHS QR code for The Drum upon entry. Posters of the QR code are located in front of the main Drum entrance and outside each boardroom.
- Although not required, should anyone attending wish to do book a lateral flow test in advance these are also available at the Civic Centre and can be booked via the following link:
<https://www.brent.gov.uk/your-community/coronavirus/covid-19-testing/if-you-dont-have-symptoms/>

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Agenda Item 4

Agenda Item 04

Supplementary Information Planning Committee on 24 November, 2021

Case No.

21/2989

Location Euro House, Fulton Road, Wembley, HA9 0TF
Description Demolition and redevelopment of the site to provide erection of five buildings ranging from ground plus 14 to 23 storeys; comprising up to 759 residential units, retail floorspace and workspace / storage floorspace, private and communal amenity space, car parking, cycle parking, ancillary space, mechanical plant, landscaping and other associated works

APPLICATION SUBJECT TO AN ENVIRONMENTAL STATEMENT

Agenda Page Number: 15 - 88

There were minor inaccuracies in the Affordable Housing tenure splits set out within paragraph 23 of the committee report. For clarity, the correct tenure splits are:

- 65% Affordable Rented / 35% Intermediate when measured by unit (not 72%:28% as quoted in the paragraph)
- 70% Affordable Rented / 30% Intermediate when measured by habitable room (not 69%:31% as quoted in the paragraph)

Recommendation: Continues to be to grant consent, subject to the Section 106 obligations and conditions listed in the 'Recommendation' section of the committee report, and referral of the application for Stage 2 review by the Mayor.

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Agenda Item 5

Agenda Item 05

Supplementary Information Planning Committee on 24 November, 2021

Case No. 20/2096

Location	5 Blackbird Hill, London, NW9 8RR
Description	Construction of a single building up to 6 storeys to provide 45 residential units (Use Class C3), and flexible commercial/community use floorspace (within Use Class E), car and cycle parking, associated landscaping, highways and infrastructure works, and provision of pedestrian and vehicular access

Agenda page numbers: 89-136

Consultation

A local resident who objected to the proposal has raised concerns that all those who signed the petition have not been notified of the committee meeting. Officers have highlighted to them that it is only those individuals who have commented on the planning application that get notified of the committee meeting, and when a petition is received, only the head petitioner receives the notification letter.

Fire Strategy

The applicant has now provided a Fire Strategy Report in line with Policy D12b of the London Plan. The document has considered residential evacuation, the internal layout of the proposed residential units, the means of escape of the proposal, internal fire spread, external fire spread and access for the fire service. Therefore Condition 16 should be omitted from the recommended conditions.

The findings have resulted in minor changes to the proposed floor plans which included the following:

- Introduction of smoke shafts, and alterations to corridors lengths to not exceed 15m.
- An additional two rooflights to the roof (roof access hatches).
- Re-positioning of PV panels and reduction in the number of PV panels.
- Revised locations for the proposed wheelchair accessible units.

The above minor changes have resulted in minor modifications to the internal layouts of the proposed residential units, and minor changes to the internal floor area of the proposed units, however all remain compliant with London Plan floorspace standards. There have been no changes to external wall, window, or door positions and no changes to overall mix.

It is noted that the number of PV panels would be reduced and the applicant has confirmed that the Energy Consultant has identified that the PV panels in the report are based on 0.28 Watt panels and it would be possible to increase the performance of the panels but have less and retain the same carbon reduction results. Nevertheless, the Section 106 Agreement will require the scheme to achieve a minimum carbon emission reduction on site of 35% with the remaining shortfall to net carbon zero to be secured as an off site payment.

The proposal would still retain 4 wheelchair accessible units.

Overall the modifications outlined above are minor and do not result in an increase overall footprint or scale of the development.

Condition 2 should now quote the following drawing numbers:

264001-TOR-XX-ZZ-DR-A-P001, 264001-TOR-XX-ZZ-DR-A-P002, 264001-TOR-XX-ZZ-DR-A-P003-E, 264001-TOR-XX-ZZ-DR-A-P004-E, 264001-TOR-XX-ZZ-DR-A-P005-I, 264001-TOR-XX-ZZ-DR-A-P006-I, 264001-TOR-XX-ZZ-DR-A-P007-I, 264001-TOR-XX-ZZ-DR-A-P008-I, 264001-TOR-XX-ZZ-DR-A-P009-I, 264001-TOR-XX-ZZ-DR-A-P010-G, 264001-TOR-XX-ZZ-DR-A-P011-F, 264001-TOR-XX-ZZ-DR-A-P012-F, 264001-TOR-XX-ZZ-DR-A-P013-E, 264001-TOR-XX-ZZ-DR-A-P014-E, 264001-TOR-XX-ZZ-DR-A-P015-E, 264001-TOR-XX-ZZ-DR-A-P016-E, 264001-TOR-XX-ZZ-DR-A-P017-C, 264001-TOR-XX-ZZ-DR-A-P018-C, 264001-TOR-XX-ZZ-DR-A-P019-A, 264001-TOR-XX-ZZ-DR-A-P020, 264001-TOR-XX-ZZ-DR-A-P021-C,

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Ref: 20/2096 Page 1 of 2*

264001-TOR-XX-ZZ-DR-A-P023-A,
264001-TOR-XX-ZZ-DR-A-SK1006 - F, 264001-TOR-XX-ZZ-DR-A-SK1007 - I,
264001-TOR-XX-ZZ-DR-A-SK1009 - G, 264001- TOR-XX-ZZ-DR-A-SK1010 - E, TOR-XX-ZZ-DR-A-SK1011,
264001-TOR-SK0130 - B, 264001-TOR-SK0129 - B, 264001-TOR-SK0128 - B, 264001-TOR-SK0131

Condition 5 should now quote the following units:
A1.6, A1.7, A2.6 and A2.7

Recommendation: Remains to grant planning permission subject to conditions as set out within the main committee report, modifications to conditions 2 and 5 as noted above and removal of condition 16, and completion of the Section 106 Agreement.

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