



Planning Committee – Agenda Supplement

Wednesday 15 December 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 front sheet.

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
james.kinsella@brent.gov.uk; 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

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4. 21/3248 - Lidding Garages, Lidding Road, Harrow, HA3	Kenton	1 - 2

Date of the next meeting: Wednesday 26 January 2022

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 strongly 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.
- Anyone attending is strongly encouraged to undertake a lateral flow test in advance of the meeting and only attend with a negative result. Tests are 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 15 December, 2021

Case No. 21/3248

Location	Lidding Road Garages, Lidding Road, Harrow
Description	Demolition of the existing garages and redevelopment to provide 3 self-contained flats and 5 dwellinghouses; with associated car parking, cycle storage, refuse storage, amenity space and landscaping

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Bat survey

Paragraph 105 states 'As T22 is proposed to be removed and has high bat roosting potential, further surveys are required in the form of dusk emergence and dawn re-entry surveys. In the event that a roost is discovered, a Natural England licence application may be required.'

The applicant has provided a Dawn Re-entry survey carried out in September 2021. This confirms that no bat roosts were found on site. The Preliminary Bat Roost Assessment has confirmed this. The updated conclusions determine that there would be no impacts on bat roosts as a result of the development. In the event that a bat roost is found during development, works will need to cease and it may be necessary to acquire a license from Natural England.

Amended landscaping plan

Paragraphs 88-95 discuss the impact on trees. The applicant has provided an amended landscaping design which alters that path from the site to the nearby Woodcock Park so that two trees are no longer required to be removed from the scheme. Additionally, the applicant has provided clarity on the number of trees lost on the scheme. There would be a total loss of 12 individual trees with the re-provision of 33 trees. As such there would be a net gain of 21 individual trees across the site. In addition to this, 8 groups of trees and 1 hedgerow are to be removed and 3 groups of trees and 1 hedgerow are to be partially removed.

As noted in the main report, the species of new trees are considered to be acceptable by the Council's Tree Officer.

Conditions

It is recommended that the conditions are amended as set out below, and that an additional condition is attached.

Condition 2 – Plan numbers and documents have been updated to reflect the amended details received as described below

Condition 8 (Flood Risk), 11 (Ecology) and 12 (Materials) – Trigger points amended from "Prior to the commencement of works (other than demolition or site clearance)" to "Prior to the commencement of works (other than demolition, site clearance, laying of foundations or any other below ground work)"

Condition 12 – Reference to details of bin stores removed as this has been provided on the proposed floor plans.

Condition 10 – This condition has been amended to require compliance rather than submission following receipt of the Dawn re-entry surveys and the updated Preliminary bat roost assessment. It now reads:

The measures and recommendations set out in the 'RT-MME-154334-01 Rev B – Preliminary Ecological Appraisal (Dated October 2021)' and RT-MME-154334-02 Rev B - Preliminary Bat Roost Assessment (Dated December 2021) shall be implemented in full throughout the development.

Reason: In order to ensure that any potential effects on protected species are adequately mitigated.

Additional condition – The following additional condition is recommended requiring the approval of a CEMP:

Prior to commencement of development a Construction Ecological Management Plan shall be submitted to and approved in writing by the Council. The approved measures shall be implemented in full.

Reason: In order to ensure that any potential effects on protected species are adequately mitigated.

Reason for pre-commencement condition: Construction impacts can arise at any time from the commencement of works, and adequate controls need to be in place from this time.

Recommendation: That permission is granted subject to conditions, as revised in line with the above recommendations and including the additional condition.

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