



Planning Committee – Supplementary Agenda

Wednesday 20 April 2022 at 6.00 pm

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

Please note that this meeting will be held as an in person physical meeting with all members of the Committee required to attend in person.

The meeting will be open for the press and public to attend or alternatively can be followed via the live webcast. The link to follow proceedings via the live webcast is 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: Natalie Connor, Governance Officer
natalie.connor@brent.gov.uk; 020 8937 1506

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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7. 21/3713 - Land Opposite, 33 - 47 Brookfield Court, Gooseacre Lane, Harrow	Kenton	5 - 6

The meeting room is accessible by lift and limited seats will be available for members of the public. Alternatively it will be possible to follow proceedings via the live webcast [here](#)

Agenda Item 4

Agenda Item 04

Supplementary Information Planning Committee on 20 April, 2022

Case No.

21/4155

Location	6 St Johns Road, Wembley, HA9 7JD
Description	Demolition of existing building and proposed erection of a part 5 and part 18 storey mixed use building containing commercial floorspace (Use Class E) on the ground floor and comprising 79 residential units on the upper floors

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A revised energy strategy has been submitted which improves the projected carbon emission savings of the development compared with the submission version of the scheme. The improvements have been achieved through an adjustment to the Seasonal Coefficient of Performance (SCOP) of the air source heat pumps (ASHP), and through changes to the thermal efficiency of the commercial unit so as to deliver an improved notional cooling demand. The resulting improvement in CO₂ emission savings will reduce the carbon offset payment to be made to the Council. The development of CO₂ emissions savings has improved from 65% to 71% (6% improvement) relative to the 2013 Building Regulations requirement across the development.

The carbon offset payment will be finalised through the Section 106 Agreement, and as confirmed in the committee report, will be based on a charge of £95 per tonne of CO₂ emitted per year, for the residual carbon that the operational building would still emit. This payment would need to cover a 30 year period of emissions, in line with London Plan policy.

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 20 April, 2022

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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An additional objection has been received from a local resident, together with a comment fully supporting the matters raised within the additional objection. The matters raised within the objection are summarised below:

- Wealdstone Brook is already heavily polluted due to foul raw sewerage being released into the Brook.
- Concerns over the river reaching capacity during heavy rainfall, resulting in flooding of raw sewage within the Lidding Road site. The most recent flooding event occurred on the site in October 2021.
- Issues with sewage flooding from Wealdstone Trunk Sewer at Uxendon Manor School, flowing into the Brook
- The brook is not capable of coping with storm events where it operates at 130% capacity, resulting in flooding on road network including Kenton Road/Kenton Lane interchange and Lindsay Drive roundabout.
- Disagree with Environment Agency and Thames Water that existing infrastructure has sufficient capacity for the new development.
- Thames Water is required to divert the existing damaged sewer pipe that runs from Woodgrange Close to the manhole junction in Brookfield Crescent.
- Expressed concerns with building new homes in flood zone 3 and build over foul water sewers and surface water sewers.
- Brent declared Climate Emergency in 2019 with the aim to prevent flooding or reduce the severity by prevent surface water run off.
- Consider that committee should wait until after the Independent Flood Review is carried out before making a decision
- Environment Agency do not own or maintain the banks of the brook. This is the responsibility of the landowners but the EA does not give access rights to the brook to allow any necessary maintenance or repair.

In response to the concerns raised above, it is acknowledged that there is a pre-existing issue in relation to the foul sewer and flooding within the area. Thames Water have advised that the issue has not been caused by the capacity of the sewers but by sewer blockages. Thames Water have confirmed that they consider that there is sufficient capacity in relation to the sewer and that the flow expected from the development would be exceptionally small. They have specified that they have no concerns over the risk of foul water flooding as part of the development. Additionally, they consider that the development would not result in an increase to the pollution of the Wealdstone Brook. They also note that with regards to surface water flooding there would be an overall reduction in flood risk due to the increased flow rates identified in the drainage strategy.

In response to the concerns regarding access to the sewers, Thames Water have confirmed that the applicants have engaged with them during the course of the development and a build-over agreement has been proposed. Thames Water raise no objections or concerns in regards to this and note that such matters

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are usually dealt with post-approval via Building Regulations.

With regards to pollution in the Wealdstone Brook, Thames Water have advised that there is an on-going programme looking to address the issues with water quality in the Wealdstone Brook. They have advised that following a catchment study they are proposing a long term list of improvements to the sewer system, including creating capacity within the river system upstream. Brent Parks Service are also working on an early-stage scheme to improve the structural and wildlife diversity and amenity section of the Brook through woodcock Park.

The Environment Agency did comment on the application and raised no objections. They did advise that a Flood Risk Activity Permit would be required for any activities which take place on or within 8m of a main river.

Recommendation: Remains to grant consent as per the conditions set out within the main committee report, update to conditions and additional conditions as set out within the header.

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Agenda Item 7

Agenda Item 07

Supplementary Information Planning Committee on 20 April, 2022

Case No.

21/3713

Location	Land Opposite, 33-47 Brookfield Court, Gooseacre Lane, Harrow
Description	Erection of 4 dwellinghouses with habitable roof space, private amenity, provision for 4 car parking spaces and cycle storage, new vehicular accesses and associated landscaping on land adjacent to Brookfield Court, HA3

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During the course of the application discussions were carried out with the Neighbourhood Manager regarding the existing refuse collection arrangements. The officer discussed with Veolia directly and it was identified that refuse for Brookfield Court is currently collected from Gooseacre Lane.

For this development each of the new homes would have refuse and re-cycling storage provided within the front forecourt areas of each dwelling. The site plan includes a refuse holding area situated along the south western portion of the site adjacent to the new pathway and this would be utilised to store bins on collection day to ensure bins can be collected from Gooseacre Lane sufficiently. It is recommended that condition 16 is updated to cover the temporary holding area for the bins on collection day to read as follows:

"Notwithstanding the submitted plans otherwise approved, landscaping details for the new dwellinghouses shall be submitted to and approved in writing by the Local Planning Authority prior to commencement (but excluding site preparation and the laying of foundations). The hard and soft landscape works shall be completed prior to first occupation of the proposed dwellinghouses hereby approved Unless otherwise timescales are agreed in writing by the Local Planning Authority.

Such details shall include:

- (i) Patios and pathways (including details of materials, finishes and height of patio)
- (ii) Details of existing and proposed boundary treatments (including materials and height).
- (iii) Details of soft landscaping (including species, location and densities) together with design of tree pits for trees planted within the site.
- (vi) Details and planting positioning of 25 trees.
- (v) Details of bin storage for each dwellinghouse to comply with Brent's Household Waste Collection Strategy, *together with the temporary holding area on collection days and arrangements to notify residents of the new dwellings of such collection arrangements.*
- (vi) Details of the proposed cycle storage
- (vii) Details demonstrating biodiversity net gain within the site.

Any trees and shrubs planted in accordance with the landscaping scheme or proposed to be retained which, within 5 years of planting (or the completion of the development, whichever is later) are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development, to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development, in the interest of biodiversity and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990".

Recommendation: Remains to Grant planning permission, subject to conditions as set out within the main committee report and update to condition 16

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