



Planning Committee Supplementary Agenda

Wednesday 16 November 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)
S Butt (Vice-Chair)
Akram
Begum
Dixon
Mahmood
Maurice
Rajan-Seelan

Substitute Members

Councillors:

Ahmed, Chappell, Chohan, Collymore, Dar,
Ethapemi and Kabir

Councillors

Kansagra and Patel

For further information contact: Natalie Connor, Governance Officer
natalie.connor@brent.gov.uk; 0208 937 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

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

ITEM		WARD	PAGE
4.	22/2225 - Fairgate House, 390-400 and 402-408 (Even), High Road Wembley, HA9	Wembley Hill	1 - 2
5.	22/1386 - Minterne Road Garages, Minterne Road, Harrow	Kenton	3 - 4
6.	22/1282- 7 & 7A Sidmouth Road, London, NW2 5HH	Brondesbury Park	5 - 6

Date of the next meeting: Wednesday 14 December 2022

Agenda Item 4

Agenda Item 04

Supplementary Information Planning Committee on 16 November, 2022

Case No. 22/2225

Location	Fairgate House, 390-400 and 402-408 (Even), High Road, Wembley, HA9
Description	Demolition of existing buildings and construction of an up to part 13 and part 17 storeys (including ground level) building comprising purposebuilt student bed spaces (Use Class Sui Generis) together with ancillary communal facilities, flexible non-residential floor space (Use Class E), cycle parking, mechanical plant, landscaping together with other associated works.

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Clarification on distribution of the affordable student bedrooms

Within the committee report it has been referred that the affordable student accommodation would be distributed across the four types of bedrooms proposed within the scheme (within the summary of key issues). Further clarification has since been provided from the GLA who have advised they would not have any issues with the affordable bedrooms being located entirely within the cluster or studio bedrooms, subject to them being appropriately integrated with the non-affordable bedrooms to avoid any clearly segregation within the building and the affordable bedrooms must also include some accessible rooms in response of policy D5 of London Plan.

Update to Heads of Terms

Carbon offset contribution

The heads of terms makes reference to an estimated carbon offset contribution of £169,361.25. It should however be noted that the estimated figure is around £338,725 but the final figure will be confirmed when a detailed energy assessment is submitted for the section 106 agreement.

The applicant has also requested for "In the event that a material start is not made by 15 June 2023, the energy assessments submitted under a. and b. above shall comply with Building Regulations Part L 2021" to be removed from the heads of terms as this is controlled through building regulations and would be an unnecessary duplication.

Waste Management Plan

The section 106 agreement does include the requirement for a waste management plan that will require details on how waste from the development will be managed and a commitment for the waste collection for the student accommodation to be privately funded for all of the bedrooms (including the affordable student bedrooms) within the scheme, unless it has been confirmed by Veoila that they will be able to collect the waste from the loading bay outside the site. Reference is made within the remarks section of the report to a condition (paragraph 158) but for clarification this will be secured through the section 106 agreement.

Update to "Proposal in Detail"

The mixture of the 349 bedrooms is proposed as follows:

200 cluster bedrooms, 32 twodios, 117 studios (mix of 82 studios, 35 premier studios)

Update to remarks section of the report

Paragraph 19 and condition refers to a term time of 39 weeks. The applicant has requested for this to be amended to a 38 week term as the student management company has advised that a 38 week term is the standard term period for all higher education providers. It is therefore recommended that condition 3 is updated to read as follows:

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Ref: 22/2225 Page 1 of 2*

The student accommodation hereby approved shall be not be occupied other than by Students for a period of not less than 389 weeks in any year unless otherwise agreed in writing by the Local Planning Authority. For the purpose of this condition, Students are defined as any person enrolled on a full time UK accredited and based further education course at a recognised higher education institution for not less than 80 % of the course time unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the accommodation meets an identified need and contributes towards a balanced community.

Paragraph 63 should be amended to include reference to two distinct blended brick tones and concrete panels to distinguish the three elements of the building.

Paragraph 106 should reference 527sqm rather than 570sqm of communal amenity space. This remains at an average of 1.5sqm per bedroom

Update to conditions

Within the list of conditions under "Recommendations" condition 18 (landscaping) should be listed under pre-occupation and conditions 26 (whole life cycle carbon reporting), 27 (circular economy reporting) and 28 (BREEAM certificate) should be listed under post completion.

Condition 17 should be updated to read as follows:

*Prior to commencement of **the relevant part of the** development (excluding demolition, site clearance and the laying of foundations), details of materials for all external work, including samples to be made available at an agreed location and including details of any proposed integral bird boxes and other integral habitat boxes, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.*

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

Condition 27 should be updated to read as follows:

*Prior to the occupation of the building the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, within ~~six~~ **six** months of completion of the building.*

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

Update to monitoring table

It should be noted that no C3 residential homes are proposed and therefore the residential table for monitoring is not required.

Recommendation: Remains to grant planning permission subject to the application's referral to the Mayor of London (stage 2 referral) and the prior completion of a legal agreement

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Agenda Item 5

Agenda Item 05

Supplementary Information Planning Committee on 16 November, 2022

Case No.

22/1386

Location	Minterne Road Garages, Minterne Road, Harrow
Description	Demolition of existing garages and development of the land for 1x four bed house with one parking space, cycle and waste stores and associated landscaping

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Consultation

A local resident has objected to the proposal re-iterating their concerns that the plan is not feasible and will destroy the neighbourhood and severely impact their privacy as the proposal would overlook their garden and side of their house. They requested that the Planning Committee make a site visit to further understand the impacts. The objector has also specified that they would take legal action against council if the proposal is approved.

The concerns raised about in terms of impact on the character of the neighbourhood, privacy and overlooking to neighbouring properties have been discussed within the committee report. Members of the Planning Committee do make themselves familiar with the site and the surrounding context prior to considering the application at the committee meeting. A formal Planning Committee site visit was not considered necessary in this instance as it is possible to understand the proposal, the site and its context from the information available to members.

Recommendation: Remains to Grant Consent subject to conditions as set out within the draft decision notice.

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Agenda Item 6

Agenda Item 06

Supplementary Information Planning Committee on 16 November, 2022

Case No. 22/1282

Location	7 & 7A Sidmouth Road, London, NW2 5HH
Description	Proposed erection new two-storey dwellinghouse with basement level, works including associated off road cycle and car parking, private amenity, waste storage, landscaping and boundary treatment

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Further Correspondence and Clarifications

Cllr Hack and Cllr Gbajumo have requested that the date of the Committee be deferred to a later date. This was on the basis that revised plans and documents had been received but further consultation was not undertaken. They expressed that the short notice to consider the amended documents was unfair and more time was needed to fully consider these.

The changes on the revised plans were minor and not considered to impact neighbours negatively, they improved the development and included:

- Internal alterations, including the removal of a habitable room (bedroom) within the basement and the reduction to a three bedroom house
- Changes to internal layout at first floor , removal of bedroom to rear and changing all first floor windows would be obscure glazed and non-opening below a height of 1.7 to prevent overlooking to nearby gardens and protect neighbouring privacy
- Increase in gap to boundary with 7 Sidmouth Road to ensure development complied with the 45 degree angle prescribed in SPD

The following additional documents were also received:

- Plan to show small attenuation tank referred to in Drainage Strategy
- A Fire Statement
- Information of Biodiversity Net Gain/Ecology and UGF

The application has been out to consultation for many months, and all comments made on the application are taken into account when considering the application and these comments are reported to Planning Committee members. Local residents (and Councillors) have the opportunity to register to speak at the planning committee meeting in relation to the application, but all comments that are made are considered and reported to committee (through the committee report) whether or not they speak at the meeting.

There are often minor changes to schemes, and it is not always necessary to re-consult in relation to those changes.

In this case the changes are not considered to warrant re-consultation. The alterations are generally to improve the internal arrangement of the property and the addition of an underground tank for drainage is something that we would often condition within approved scheme, rather than require as part of the application. The changes and additional documentation are not considered to materially increase the impact on surrounding properties.

Recommendation: Grant consent, subject to conditions set out in the committee report.

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