



Planning Committee Supplementary Agenda

Tuesday 24 October 2023 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 J Patel

For further information contact: Natalie Connor, Governance Officer
natalie.connor@brent.gov.uk; 020 8937 1506

For electronic copies of minutes and agenda please visit:
[Council meetings and decision making | Brent Council](#)

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.

Supplementary Agenda

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Date of the next meeting: Wednesday 15 November 2023

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Agenda Item 3

Agenda Item 03

Supplementary Information Planning Committee on 24 October, 2023

Case No. 22/0784

Location	Wembley Point, Wem Tower, 1 Harrow Road and 5-15 Harrow Road, Wembley, HA9
Description	Redevelopment of site including the erection of 3no. buildings up to 32 storeys in height, comprising 515 residential dwellings (Use Class C3), flexible commercial floor space (Use Class E), indoor sports facility (Use Class E) and associated parking, landscaping and enabling works APPLICATION SUBJECT TO AN ENVIRONMENTAL STATEMENT

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Additional comments received

An additional objection has been received. The objection relates to the impacts of tall buildings on Television signals, traffic and pressure on local amenities. This concern has previously been addressed within the main body of the previously published Committee Report.

Update to "Proposal in Detail"

The number of homes within building A should read as follows:

"266 homes comprising ~~84~~ 85 no. one bedroom homes, ~~478~~ 177 no. two bedroom homes and 4 no three bedroom homes".

The number of homes within Building C should read as follows:

"a total of 249 homes with an overall mix of ~~46~~ 116 no. 1 bedroom homes, 58 no. 2 bedroom homes and 75 no. 3 bedroom homes"

Update to "amendments since submission"

Within Building A and C the introduction of the second stair core was introduced to serve all floors after the mandatory requirements for second stair cores in Buildings of over 18m high.

Update to "detailed considerations"

Paragraph 2 to be amended to read as follows:

"The proposal includes approximately ~~4,505~~ 1,775sqm of non-residential space which is proposed to fall within Use Class E".

Paragraph 3 to be amended to read as follows:

"Building ~~C~~ B is entirely non-residential (with the exception of cycle parking) and is proposed to contain approximately ~~878~~ 887sqm over three floors".

Paragraph 73 to be amended to read as follows:

"Building A would contain 266 residential homes, all of which would be private. The mix of units comprise ~~84~~ 85 no. 1 bedroom homes, ~~478~~ 177 no. 2 bedroom homes and 4 no. 3 bedroom homes".

Paragraph 75 to be amended to read as follows:

"The dwellings are accessed via two cores, one located from Harrow Road frontage (known as Building C.2 serving the affordable and intermediate homes) and one located from within the public square along the

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south western side of the building (known as Building C.1 serving the private and intermediate homes)".

Amendments to trigger points of conditions

The time trigger for conditions 19 (maintenance and inspection of river wall), 20 (detailed construction methodology), 23 (pre-development CCTV survey of the culvert) , 24 (contaminated land), to be amended from "prior to development commencing" to "prior to development commencing (excluding site clearance and demolition)"

The time trigger for condition 29 (external materials) to be amended from "prior to commencement (excluding demolition, site clearance and laying of foundations)" to "prior to commencement of the relevant building"

The time trigger for condition 37 (layout and access to cycle stores) to be amended from "prior to commencement (excluding demolition, site clearance and laying of foundations)" to " prior to commencement of works above ground level"

The time trigger for conditions 33 (Flood Warning and Evacuation Plan), 34 (Details of habitat creation - floating reed beds), and 36 (management of access to the site for refuse vehicles and emergency vehicles) to be amended from "prior to commencement (excluding demolition, site clearance and laying of foundations)" to "prior to first occupation of the development"

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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