



Planning Committee Supplementary Agenda

Wednesday 13 December 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

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[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.

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

ITEM		WARD	PAGE
4.	23/2805 - Wembley Youth Centre and Land next to Ex Dennis Jackson Centre	Wembley Hill	1 - 2
5.	23/2811 - Land Rear of 390-408, High Road, Wembley, HA9	Wembley Hill	3 - 4

Date of the next meeting: Wednesday 17 January 2024

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Agenda Item 4

Agenda Item 04

Supplementary Information Planning Committee on 13 December, 2023

Case No. 23/2805

Location	Wembley Youth Centre and Land next to Ex Dennis Jackson Centre, London Road, Wembley, HA9
Description	Demolition of Youth Centre and the construction of a new Special Educational Needs School comprising a three-storey school building, MUGA, soft and hard landscaping, access, parking and drop off and pick up system

Agenda Page Number:

Amended Wording of Conditions

Condition 16 - Cycle Parking

The cycle parking provision as detailed within the Whole Site Plan listed on the approved documents has been amended in response to the requirements for cycle parking provision. Brent's Transport Team have reviewed the drawings and confirmed that the proposed Sheffield cycle stand and cycle store for 30 bikes are acceptable and the condition can be secured to a compliance condition.

Condition 16 is recommended to be amended to read:

"The development shall be implemented in accordance with the cycle parking provision as detailed within drawing 2153-MAC-XX-XX-D-L-0003 Rev P08 - Whole Site Plan or subsequent approved revisions.

All of the cycle parking within the development shall be made available for use prior to the first occupation of the development hereby approved and thereafter retained and maintained for the life of the development unless alternative details are approved in writing by the Local Planning Authority and thereafter implemented.

Reason: To ensure that the development adequately provides for and encourages uptake of cycling among building users."

Condition 17 – Lighting

The report at Paragraph 95 discusses the external lighting and confirms that the External Lighting Layout Plan sets out the proposed locations of the external lighting on site with a specification for external lighting and the lighting's compliance with the reduction of intrusive light guidance. Brent's Environmental Health Team have reviewed the lighting report submitted and confirmed that it does advise that the lighting spillage levels will be in compliance with ILP guidance on reduction of obtrusive light. Provided these levels are achieved then I have no objections to the application in terms of lighting, the condition is therefore amended to a compliance condition.

Condition 17 is recommended to be amended to read:

"The development shall be implemented in accordance with the External Lighting Layout Planning 2153-MET-01-00-D-E-6312 Revision S5 - P01 and RELUX Ansell Lighting Luminaire Data (dated 05.12.2023) unless alternative details are approved in writing by the Local Planning Authority and thereafter implemented.

Reason: In the interests of safety and the amenities of the area."

Condition 22 - BREEAM

For condition 22 which secures the BREEAM assessment and Post Construction Certificate, it is

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Ref: 23/2805 Page 1 of 2*

acknowledged that the BRE timescales could mean that the final completion certifications may be not be possible in the time-frames advised, and to avoid any further delays to the occupation of the school the wording of the condition is proposed to be updated to ensure that the certificate has been sought and demonstrates compliance. The condition would have a secondary part securing the final BREEAM certification confirming an 'Excellent' rating to be provided to the Local Planning Authority.

Condition 22 is recommended to be amended to read:

"Within 6 months from practical completion of the non-domestic floorspace hereby approved, a revised BREEAM Assessment and evidence that a post-construction certificate has been applied for to BRE, demonstrating compliance with the BREEAM Certification Process for non-domestic buildings and the achievement of minimum BREEAM Excellent rating, shall be submitted to and approved in writing by the local planning authority.

The final BREEAM Certificate confirming an 'Excellent' rating shall be submitted to the Local Planning Authority.

Reason: To ensure the non-domestic floorspace is constructed in accordance with sustainable design and construction principles, in accordance with Brent Local Plan Policy BSU11."

Conditions for Removal

Condition 13 – District Heat Network

In line with Policy BSU11 which requires "all major developments shall connect to or contribute towards a decentralised energy system unless it can be demonstrated that such provision is not feasible", the submitted Energy Report at Section 6.2.7 addresses the potential provision of the above and confirms that it would not be feasible. As it has been demonstrated within the submission that it would not be feasible to provide, this is accepted and it is recommended that condition 13 is removed.

Recommendation: Remains to grant planning permission subject to conditions and informatives, including amendments to conditions 16, 17 and 22 and the removal of condition 13 as discussed above.

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Agenda Item 5

Agenda Item 05

Supplementary Information Planning Committee on 13 December, 2023

Case No. 23/2811

Location	Land rear of 390-408, High Road, Wembley, HA9
Description	Erection of 2 purpose-built student accommodation buildings up to 20 and 22 storeys with basement level (Sui Generis) connected at ground floor level by a podium together with ancillary communal facilities, internal and external communal amenity space, cycle parking, mechanical plant, hard and soft landscaping, new public realm, play space and other associated works. This application is accompanied by an Environmental Statement.

Agenda Page Number: 63 - 126

Updated Daylight and Sunlight Assessment

There are some alterations and corrections to some of the summary figures referred to in the Daylight and Sunlight assessment section of the committee report. In relation to the existing baseline assessment, the table preceding paragraph 145 correctly sets out that 184 of 535 rooms meet VSC criteria (34.4%). However, this is incorrectly summarised in paragraph 145 within which it is sets out that 416 of 462 windows meet the criteria. Similarly, the table shows that 35 out of 69 rooms meet APSH criteria (50.7 %) while the figures in paragraph 146 specify 80 out of 100 rooms.

The figures for VSC in paragraph 148 (relating to the completed development scenario) also require correction as follows:

"...of the ~~462~~ **535** windows assessed for VSC (daylight), ~~317 (69%)~~ **374 (70%)** meet the BRE criteria".

These summary figures were also captured in the submitted Daylight and Sunlight Assessment which has now been revised to reflect the updated summary figures.

The level of impact associated with the proposal on the daylight and sunlight received by surrounding buildings continues to be considered acceptable.

Recommendation: Remains to grant planning permission subject to the application's referral to the Mayor of London (stage 2 referral), draft conditions as set out within the main committee report, and the prior completion of a legal agreement.

That the Head of Planning is delegated authority to negotiate the legal agreement indicated within the main committee report.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters as set out within the main committee report.

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