



Planning Committee Supplementary Agenda

Wednesday 10 July 2024 at 6.00 pm

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

Please note this will be held as a physical meeting which all Committee members will be 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
Chappell
Dixon
Johnson
J. Patel

Substitute Members

Councillors:

Agha, Bajwa, Crabb Gbajumo, Mahmood,
Mitchell and Rajan-Seelan

Councillors

Hirani and Kansagra

For further information contact: James Kinsella, Governance Manager
james.kinsella@brent.gov.uk; 020 8937 2063

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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.

Supplementary Agenda

ITEM	WARD	PAGE
3. 23/3187- Land at 370 High Road and 54-68 Dudden Hill Lane, London, NW10	Roundwood	1 - 2



Please remember to **SWITCH OFF** your mobile phone during the meeting.

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

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Agenda Item 3

Agenda Item 04

Supplementary Information Planning Committee on 10 July, 2024

Case No. 23/3187

Location	Land at 370 High Road and 54-68 Dudden Hill Lane, London, NW10
Description	Demolition of existing buildings and redevelopment to provide six mixed use blocks, comprising residential dwellings (Class C3); the provision of industrial floorspace, gym floorspace, retail floorspace and flexible commercial floorspace; associated vehicular access; car and cycle parking spaces; refuse storage; amenity space; substation and landscaping.

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Amendments to main report

- Following further representations received from Transport for London, paras. 207 and 208 are amended to read as follows:

'207. The London Plan does also allow amended standards for retail parking where there is clear evidence that the usual standards in Table 10.5 would result in a significant reduction in the viability of mixed-use redevelopment proposals in a town centre area. The site is not located within a town centre area, but within a Growth Area and intensification corridor, where it would be expected for more larger-scale amenities including supermarkets to be located. In addition, the supporting justification to Policy BT2 of the Local Plan (para. 6.8.17) outlines that parking provision is a balance between a number of factors, one of which is including making development viable. Paragraphs 4.6.12-4.6.15 of the Transport Assessment make it clear that the supermarket is a key element of the proposal that supports the viability of the rest of the development. It also states that the proposed supermarket operator has struggled to operate stores elsewhere in London without parking, having recently closed a 'car-free' store in Camden. Brent highways officers therefore accept that an element of car parking is vital to the viability of the supermarket in order to assist with the transport of large, bulky shopping and by extension, is necessary to support the viability of the development as a whole.

208. In terms of the volume of car parking proposed, the number of standard width spaces equates to one space per 70m² retail floor area, which is below the maximum amount of parking that would be permitted if the site had a slightly lower PTAL rating of 4. Therefore, while TfL's concerns are noted, at a local level Brent officers consider the number of proposed spaces to be reasonable and justified in supporting the viability of the overall scheme.'

In addition, within the summary of key issues section, the 'transport' paragraph is amended to read as follows:

'...Brent officers consider the long-term viability of the retail use, and therefore the scheme as a whole, would be compromised without the provision of this car parking and this is supported by Local Plan policies.'

Recommendation: Officers continue to recommend that permission is granted, subject to the same conditions and heads of terms set out in the original committee report.

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