



Planning Committee – Supplementary Agenda

Wednesday 13 November 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: Rebecca Reid, Governance Officer
Rebecca.reid@brent.gov.uk; 02089372469

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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.

ITEM		WARD	PAGE
4.	Glynns Skip Hire, Fifth Way, Wembley, HA9 0JD	Wembley Park	1 - 4
5.	1-11 Elm Road and 10-12 St Johns Road, Wembley, HA9	Wembley Hill	5 - 6

Date of the next meeting: Wednesday 11 December 2024



- 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 4

Agenda Item 04

Supplementary Information

Planning Committee on 13 November, 2024

Case No.

23/1426

Location	Glynns Skip Hire, Fifth Way, Wembley, HA9 0JD
Description	Demolition of existing buildings and structures and erection of up to seven buildings ranging in height from 5 to 15 storeys to provide purpose built student accommodation (Use Class Sui Generis), light industrial (Use Class E(g)(iii) and cafe (Use Class E(a)) floorspace, car and cycle parking, amenity space (internal & external), new public realm, landscaping, alterations to vehicular access, highway works and other associated works. (REVISED plans and supporting technical information received)

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Further representations received:

One additional (neutral) representation has been received after the report was published, from a member of Wembley History Society. This refers to the site's former historic use as a train station (the 'Exhibition Station'), on a loop line that was specially installed to bring visitors into the heart of the British Empire Exhibition site. It also refers to a former bridge (the "Old London Bridge"), which was at the southern end of the site. This bridge spanned the railway lines and provided visitor access during the Exhibition.

It is suggested that the site's heritage ought to be remembered as part of any redevelopment and is requested that, should the application be approved, it is subject to a heritage condition. The condition would require the installation of local history panel commemorating the British Empire Exhibition history of the site.

Members are advised of the following corrections and clarifications to the published report:

- Para 101 (page 28) – this should be amended to read:
"Building offsets proposed to the western boundary, at ground floor, range between 8.1m and 7.43m (buildings A and B), for C between 7.2m and 7m, and for D and E between 4.65m and 10.76m. On the lower upper floors (1 – 5) some stepping forward and setting back of buildings is proposed. As result of this building A and B offsets on floors 1-5 range between 4.5m and 8.57m, for C a distance of 4.1m is maintained, and for D and E between 5.4m and **18.5m** ~~46.4m~~. On the upper floors (6 - 12) building offsets range between **4.2m** ~~4m~~ and **5.5m** ~~5.63m~~. On the top floor (13) it is just buildings B and E that extend this high, and offsets of 4.7m and 5.5m are provided respectively."
- Para 110 (page 29) – this should be amended to read "for building F a separation of **10.3m to 11.5m** ~~40m~~ is provided to the neighbouring development directly to the west".
- Item 4 in the 'Recommendations' section (page 28) – this should be amended, so that it reads:
"Applicant to use reasonable endeavours to enter into Agreement with one or more Higher Education Providers to secure nomination rights for at least 380 of the student bedrooms, including all of the affordable student accommodation bedrooms. Communal facilities including refuse storage, cycle storage, internal and external communal areas to be available equally to all students without additional charges."
- On page 32 in the 'Existing' section the text "*neighbouring (former) Kelaty House and*" should be deleted as this site is not included within Site Allocation BC9A9.
- On page 33 in the "**Affordability and mix of student accommodation**" sub-section, the text should be amended so that "51% of rooms" is replaced with "380 of the student bedrooms, including all of the affordable student accommodation bedrooms".
- On page 39 correct policy references to refer to:

GG1: Building strong and inclusive communities

GG2: Making the best use of land

And add reference to policies;

GG3: Creating a healthy city

GG4: Delivering the homes Londoners need

GG6: Increasing efficiency and resilience

D2: Infrastructure requirements for sustainable densities

- On page 41 it should be noted the Mayor of London Fire Safety LPG is still in *draft*.
- On page 44 (para 28), the number of new homes that 759 student bedrooms would equate to is 304 **not** 306.
- On page 45 (para 29), this should read 38 weeks **not** 39 weeks.
- On page 56 (para 118), this should be corrected so that instead of including the text “*to apply these rigidly*” it should say “*to apply these flexibly*”.
- On page 59 (para 145), this should read “*Buildings A and B contain flank wall directional windows facing east west towards Latif House, and these buildings are set away from the shared boundary*”.

Conditions:

- Condition 45 (Delivery & Servicing Plan) should be amended to include additional wording “*more than*” – revised wording of the second paragraph should read;

“Details of how access for delivery vehicles to the service yard to the north-east of building G are to be safely accommodated and managed on site shall also be provided. This shall include details of an advanced delivery booking system and measures to prevent unauthorised vehicle access to this yard, including vehicles with **more than** a maximum length of 6.7m and maximum width of 2.2m to be allowed to enter the service yard and a maximum of two vehicles at any one time to enter the yard.”

- An additional heritage condition is also recommended having considered the Wembley History Society comments referred to above. This should read;

“Prior to commencement (but excluding demolition, site clearance and enabling works) details of the introduction of an illustrated local history panel or plaque shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Council’s Heritage Officer, Brent Museum and Archives and Wembley History Society.

Details of which shall include but is not limited to the following:

- Description of the historical significance of the site and commemorating the British Empire Exhibition history of the development site, including the Exhibition Station, Never-Stop Railway and King’s Gate Bridge.
- Identification of a suitable location within the site where the panel can be installed where it can be easily viewed by the general public.

The historical panel or plaque shall thereafter be installed in accordance with the approved details prior to first occupation of the development hereby approved, and thereafter retained throughout the lifetime of the development.

Reason: In the interest of local history.”

Recommendation: Remains that the Committee resolve to GRANT planning permission subject to the conditions set out in the Committee report and as updated above, together with the application’s referral to the Mayor of London (stage 2 referral) and the prior completion of a satisfactory s106 legal agreement.

That the Head of Planning is delegated authority to negotiate the legal agreement indicated above.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions (including to delete, vary, or add conditions, Informatives, planning obligations or reasons for the decision).

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Agenda Item 5

Agenda Item 05

Supplementary Information Planning Committee on 13 November, 2024

Case No. 23/3250

Location	1-11 Elm Road and 10-12 St Johns Road, Wembley, HA9
Description	Demolition of existing hotel building and community centre and erection of an aparthotel plus basement accommodation with associated ancillary facilities, community floorspace (Use Class F1/F2), servicing, landscaping and cycle and refuse storage

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Additional Objections/Comments Received

An additional petition containing 10 letters of support from properties along High Road was received following the publication of the committee report. The letters outline that the proposed development is attractive and thoughtful and responds to the changing character of Brent town centre. The letters note that this would offer positive outcomes for both businesses and residents, bringing more trade opportunities to the local area and new employment opportunities.

Updates to Report

There are some minor alterations and corrections to the report as set out below. Of the drafting errors listed below where they are incorrectly referenced, these have been removed through a strikethrough, and where text has been inserted this is shown in bold.

Daylight and Sunlight (page 21, paragraph Nos. 77, 78 & 79)

~~'In respect of direct sunlight and overshadowing, the 2022 BRE guidance recommends that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1st of February and 21st of March with cloudless conditions. It is suggested that 21st March (equinox) be used for the assessment.'~~
Removed as this details the method of assessing sunlight amenity within proposed residential accommodation, which is not relevant to this proposal.

~~'To assess impacts on sunlight to existing south facing windows and amenity spaces, assessment of Annual Probable Sunlight Hours (APSH) is recommended. Adverse impacts occur when the affected window receives less than 25% of total APSH including less than 5% in winter months and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.80 times its former value.'~~

Removed as the methodology for assessing amenity spaces is detailed within the next paragraph.

~~'However, the BRE also recognise that different criteria may be used in dense urban areas where the expectation of light and outlook would normally be lower than in suburban or rural areas, and the NPPF also supports a flexible approach to applying standards in order to make efficient use of sites. Where existing buildings have windows close to the site boundaries, the BRE suggests that a new building of similar height and proportions could be assumed in order to derive 'mirror image' target values for VSC. Where the proposed development would affect other newly consented developments, the impact on the **daylight factor or daylight illuminance levels within Average Daylight Factor (ADF)** achieved for those developments can also be used as an alternative means of assessing the impact of the proposed development.'~~
Amended as Average Daylight Factor (ADF) methodology is not used in the latest BRE Guidance.

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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