



Supplementary Planning Committee

Thursday 21 February 2013 at 7.00 pm

Committee Rooms 1, 2 and 3, Brent Town Hall, Forty Lane, Wembley, HA9 9HD

Membership:

Members

Councillors:

Ketan Sheth (Chair)
Daly (Vice-Chair)
Aden
Baker
Cummins
Hashmi
John
CJ Patel
RS Patel
Krupa Sheth
Singh

first alternates

Councillors:

Thomas
Long
J Moher
Kansagra
Ms Shaw
Cheese
Van Kalwala
Hopkins
Gladbaum
Oladapo
Hossain

second alternates

Councillors:

R Moher
Naheerathan
Moloney
HB Patel
Sneddon
Beck
Ogunro
Lorber
Harrison
Powney
Mashari

For further information contact: Joe Kwateng, Democratic Services Officer
020 8937 1354, joe.kwateng@brent.gov.uk

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www.brent.gov.uk/committees

The press and public are welcome to attend this meeting

Members' briefing will take place at 5.30pm in Committee Room 4

Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members

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Agenda Item 4

Agenda Item 02

Supplementary Information

Planning Committee on 21 February, 2013

Case No.

12/2924

Location	Willesden Green Library Centre, 95 High Road, London, NW10 2SF
Description	Demolition of the existing Willesden Green library building, retention of the former library building on the High Road frontage, and the erection of a new Cultural Centre, including cafe and retail space, along with 95 residential flats (46 one and 49 two bed units) to the rear of the site, with associated car parking

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Amendments to S106 Heads of Terms

The third item in the proposed Heads of Terms should be amended to read:

"Up to £40,000 towards improvement of local bus stops and/or amendments to Controlled Parking Zones following Travel Plan monitoring".

Additional Representations Received

A letter of support from a local resident of NW10 was received on 19th February. .It outlines the limitations of the existing building, the need to change and develop the Library service and supports the comprehensive redevelopment.

Response: noted

A further letter of objection has been received from the 'Keep Willesden Green' group dated 19th February. This refers to a range of objections but highlights what they regard as a poor relationship to 15 Grange Road, a reduction in the size and quality of the space available for the library, the loss of the existing playspace and the quality of the replacement, the value of the existing local space, the 'building line' relationship of the development with 148 Brondesbury Park and what they see as the constrained area around the vehicle entrance to the housing part of the development.

Response: these issues are generally covered in the updated agenda report and/or were highlighted on the Member's site visit.

A further letter of objection from a resident dated 19th February in relation to the agenda reports assessment of parking against Brent standards. It suggests that policy TRN22 would require parking to service general needs, that the proposals won't cater for residents, including those attending evening events, who cannot take advantage of public transport, that policy PS12 requires a minimum of one space for educational and community facilities and that the disabled parking provision is inadequate in terms of policy TRN35 and PS15.

In response to these issues, Transportation have reconfirmed that the assessment of the principal use as a Library is the appropriate one to use in terms of parking and that one space is not required. They confirm that there is no policy requirement for general visitor parking and that the Servicing Management Plan (S106 requirement) can cover some of the specific needs for functions etc. In terms of disabled parking, they acknowledge that the indicated 4 spaces on Grange Road would replace the existing servicing bay but confirm that there is scope within the carriageway to meet the standard layout in terms of size (through the Traffic Regulation Order process).

Recommendation: Remains approval subject to legal agreement and to referral onto the London Mayor for his Stage 2 consideration.

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Agenda Item 03

**Supplementary Information
Planning Committee on 21 February,
2013**

Case No.

12/2925

Location	Willesden Green Library Centre, 95 High Road, London, NW10 2SF
Description	Conservation Area consent for partial demolition works to the rear of the old library building to facilitate its link to the proposed Willesden Green Cultural Centre

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Although Officers consider that the report clearly explains the reason for, and the background to, the fact that there is a need for this Conservation Area Consent to be referred to the Secretary of State for his decision, for clarity the recommendation at the beginning of the report should be amended to read:

"The Committee, having agreed in principle to grant the linked planning application, resolve to refer this conservation area consent application to the Secretary of State for a decision".

Recommendation: See above.

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