



## Planning Committee - Supplementary

**Wednesday 4 September 2013 at 7.00 pm**

Boardroom - Brent Civic Centre, Engineers Way,  
Wembley, HA9 0FJ

### Membership:

#### Members

##### Councillors:

Ketan Sheth (Chair)  
John (Vice-Chair)  
Aden  
Baker  
Cummins  
Hashmi  
Kabir  
Kataria  
CJ Patel  
Powney  
Singh

#### first alternates

##### Councillors:

R Moher  
Van Kalwala  
J Moher  
Kansagra  
Sneddon  
Cheese  
Oladapo  
Long  
Hopkins  
Gladbaum  
Hossain

#### second alternates

##### Councillors:

Adeyeye  
Ogunro  
Moloney  
HB Patel  
Hopkins  
Beck  
Al-Ebadi  
Naheerathan  
Lorber  
Harrison  
Mashari

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020 8937 1358, [lisa.weaver@brent.gov.uk](mailto:lisa.weaver@brent.gov.uk)

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**The press and public are welcome to attend this meeting**

# Agenda

Introductions, if appropriate.

Apologies for absence and clarification of alternate members


ITEM	WARD	PAGE
2. Burnt Oak, Colindale Placemaking Plan	Fryent; Queensbury	1 - 12

This report provides a summary of the Burnt Oak/ Colindale Placemaking Plan, which is attached as appendix 1, its objectives, the transport and planning context, public consultation and the delivery mechanism.

The Burnt Oak/ Colindale Placemaking Plan sets out a vision which aims to maximise this opportunity associated with the area along the A5. It seeks to guide and catalyse change within the area through a suite of co-ordinated public realm interventions and urban design strategies. This proposals included in the document could radically transform the area within the next 10-15 years. The document has been developed with input from the officers from Brent, Barnet, Harrow and Transport for London. With the A5 corridor marking the boundary between Brent and Barnet, the endorsement of this document by both is a powerful statement of the shared vision for the A5 as a focus for activity and regeneration over the coming years.



- Please remember to **SWITCH OFF** your mobile phone during the meeting.
- The Conference Hall is accessible by lift and seats will be provided for members of the public on a first come first served principle.

 <b>Brent</b>	<p><b>Planning Committee</b> 4<sup>th</sup> September 2013</p> <p><b>Supplementary Report from the Operational Director, Planning &amp; Regeneration</b></p>
<p>Wards affected: Queensbury and Fryent</p>	
<p><b>Report Title: Burnt Oak/ Colindale Placemaking Plan</b></p>	

## **1.0 Introduction**

- 1.1 In light of the response of local residents and their representatives to the consultation on the draft report, it is recommended that further changes are made to the report as currently drafted. Appendix A sets out the responses received by the Council on public consultation.
- 1.2 The first recommended change is to recognise that the guidance applies to The Hyde area as well as to Burnt Oak and Colindale.
- 1.3 The second is to note that the Placemaking Plan has identified intervention in The Hyde as near term interventions as such when funding is available for public realm improvements in the area as a whole, that priority is given to improvements in the alleyways at the rear of shops as proposed on pages 46 and 47.
- 1.4 The Placemaking Plan, although it is not formally adopted as Supplementary Planning Document (SPD), should be a consideration in determining planning applications locally.

## **2.0 Recommendations**

- 2.1 That 'The Hyde' be included in the title of the document.
- 2.2 That the improvements to the alleyways are identified as a priority when funding is available.

- 2.3 That the Placemaking Plan is a consideration in determining planning applications locally.

**Contact Officers**

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**Aktar Choudhury**  
**Operational Director, Planning & Regeneration**

# Burnt Oak/Colindale/The Hyde Placemaking Plan

## **APPENDIX A**

### **Consultation responses**

# Introduction

This document summarises comments and feedback received during two engagement events undertaken in connection with the Burnt Oak/Colindale/The Hyde Placemaking study as follows:

**30 June - Asda - Queensbury Ward** —————

**4 July - The Hyde - Fryent Ward** —————







# Management/ Maintenance

'Stricter parking control/enforcement'

'Alley back of Springfield mount shops is disgusting'

## ANTI-SOCIAL BEHAVIOUR

- Burnt oak broadway problems - don't go there anymore - address parking, more aesthetically pleasing.
- Brent council should take responsibility for edgware road
- More local police
- Get rid of the tramps
- People drinking on the street - using street as toilet
- People sleeping homeless at the end of our road (Wakemans hill avenue)
- Not a lot to do apart from the park - make it up to date
- Drinking
- Off licence selling in mornings
- Anti-social behaviour

## RUBBISH - CLEANLINESS

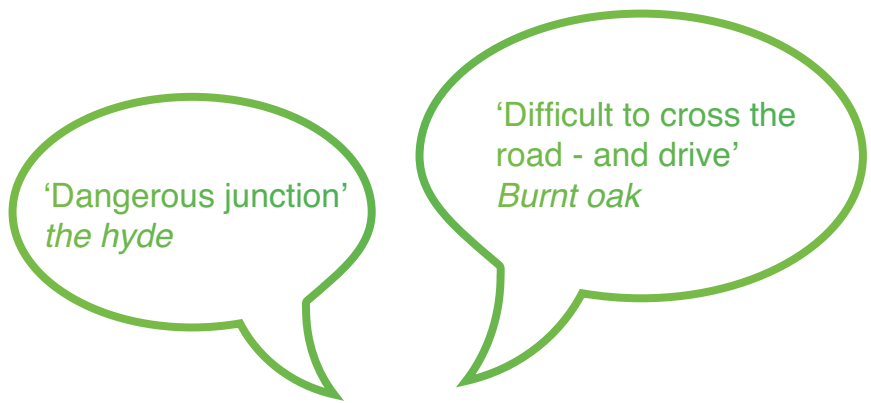
- Rubbish - dirty - remove stuff from pavement
- Looks messy - graffiti
- Public toilets - pub clearing out time
- Buildings old [Burnt oak] - Paint shop-fronts + make more of assets
- Alley back of Springfield mount shops is disgusting - I've lived with it for 45 years and now its worse than ever. It's a dumping ground, rat infested, hotel for tramps. Please, please, please do something.
- Alley Springfield mount - why go to the trouble and expense of erecting gate (very good) and not bother to maintain them - that's a waste of money.
- Thousands of people going through [xx ally] - close it and walk around - private property
- keep it clean
- Springfield mount 'eyesore' - local traders and residents to take responsibility
- I have lived in this are for 56 years. The service road that is at the back of the shops with the entrance from Springfield mount has become a lot worse, inhabited by tramps.
- Rubbish and streets need cleaning up
- Alleys on Wakemans hill a state
- Burnt oak streets - cleanliness and issue
- Cleaner streets
- [The Hyde] Improve street cleanliness
- Area needs a good clean-up
- Street cleanliness and tidiness - fly tipping
- Improve cleanliness
- Alleyway at Springfield mount - very poor - rats
- Rubbish, alleyways
- Enforcement action required - takeouts - rubbish
- Street cleansing on Wakeman hill
- Rubbish on streets

## PARKING

- More sustainable parking in the area - free
- Stricter parking control/enforcement (esp on side roads)
- Lack of long term parking
- Currently unregulated parking
- No parking meters [The Hyde] - but maximum stay (1-2 hours)
- Get high street parking - introduce parking meters or short 15mins parking
- Buisness permits for parking - limited number
- Traders could pay pre-paid charges (up to 5 hours) in a booklet form that they could give to their customers (if electronic payment is the only option, perhaps the traders could pay for some one-off codes that they could give to the customers when paying parking charge by text)
- The Ford staff use up a lot of the parking spaces on The Hyde because there is no on site parking for their staff
- The traders don't mind parking meters as long as the charge is not too high and not to escalate a lot after a year.
- The traders prefer coin operated meters.
- Free parking after 4pm
- Parking permits for businesses
- Parking Issue - car drivers are put off visiting the high street because parking is difficult (compared to supermarkets & retail parks)
- Burnt Oak road to station - car parking problem (busy road)
- Barnet residents concerned about parking in surrounding plots
- Ford staff - no parking for staff - park at the Hyde
- The Hyde parking - tickets given to customers - paid by shopkeepers. Up to 5 hours (1-4 hours)
- More parking - enforcement on grove park
- Proper car park at the back [The Hyde] - Formalise car park
- Parking meters should be reintroduced
- Parking for businesses is essential
- Where can the Hyde shoppers park if improvements are going ahead?
- Car park behind - not used properly - not in good condition
- Convenience shopping - short stay only
- Parking is an issue [the Hyde]
- Parking used by shopkeepers - nowhere to park for customers



# Roads



## BUSSES

- Busgate 'would be perfect'
- Please close stag lane - but let busses through
- public transport - circular bus would be good
- Route no. 305 needs to be more frequent on Sundays and in evening
- Bad bus connections - Burnt oak to the rest of Brent eg Wembley
- bus lanes 4-x/ 24h confusing
- Shift the bus stop [Wakemans hill] a lay-by could be created
- Bus lane priority is good for public transport but problematic for traffic

- Traffic bad on A5 - usually asda junction - Sunday especially at tile shop - cars can't get out
- Definitely improved - very congested, no other alternative - speed bumps on back routes

## CYCLISTS

- not many cyclists now
- Transportation unit - cycling programs?
- cycle lanes good - getting to cycle lanes on north circular would be good

## MOTORISTS

- [Burnt oak] Difficult to cross the road - and drive
- The road is too busy - person hurt
- Traffic on Wakemans hill avenue needs looking at
- Dangerous junction [the hyde] needs attention
- Hyde junction - dangerous - improve traffic lights
- bit worrying slip roads [the hyde]
- Make the road wider [Burnt oak - in response to proposal image]
- Need to keep stag lane open
- [Carlisle road] terrible road surface
- Cars cut through to Kingsbury from Stag lane
- The road should be widened
- Traffic - mostly drive through coming north - bus lanes, speed cameras - que into asda - could the bus lane stop sooner
- [The Hyde] one roundabout - with shared road surface?
- Stag Lane- Capitol way traffic lights? New roundabout should be introduced - top priority
- one way street [capitol way]
- Couple of cameras here [Kingsbury road junction] would be a good 'money spinner'
- Improvements to right hand turn at Kingsbury road
- Double yellow lines for stag lane to melrose Ave
- Rased table at junction of Melrose ave and Stag lane to slow down cars
- Concern that intensity of new development will adversely impact on traffic flow/ circulation
- Colindeep Lane - feel very strongly
- The hyde - stricter controls needed at this junction to minimise/ eradicate dangerous use of service roads as rat runs
- Dangerous junctions
- Sheaveshill avenue - problems with speeding traffic - there should be speed bumps
- The Hyde - one roundabout is better than two


## PEDESTRIANS - CROSSINGS

- Straighter crossings good - if they can be made to work
- Make sure traffic light signals are working eg apex R-A not working
- [The Hyde] Less cars - more pedestrian focus
- people are lazy - they wouldn't walk
- Crossing - very dangerous at the moment
- Burnt oak Junction - people walking between buses - crossing south of the junction
- Outside tesco - problem - could there be another crossing south of the junction?
- difficult to cross the road [the hyde] - traffic from all directions
- More crossings over road - zebra crossing / traffic light crossings
- Dangerous junction at the spot where we had our tent [near the Hyde]
- [Burnt Oak] Difficult to cross the road
- On A5 - more safer crossings
- Crossings with medians are good - can cross safely - cars know what pedestrians are doing
- More pedestrian crossings between Hay lane and Sheaveshill Avenue
- Near misses as people step out of lane
- Need better crossings
- Difficult to cross the road [the Hyde] - Island at the wrong place

# Proposals



'More trees'



'Improve pavements  
- one thing that  
would make most  
difference'

## GENERAL

- Does not go far enough
- 'that looks good'
- Option 2 better [the hyde]
- The Hyde - dreadful
- That's fantastic [The Hyde]
- About bloody time
- Maddening
- 'most of its on there'
- [The Hyde proposals] Really good - Safer
- Knock it down and start again
- people get used to how the area is
- Good luck!
- Good that someone is looking at it - has been neglected in recent years
- Mixture of stuff
- Enhanced planting/ streetscape/ seating in Colindale 'town centre' will improve appearance/ vitality of centre

## PAVEMENTS

- Poor quality paving - needs improvements
- Improve pavements - one thing that would make most difference
- Pavement improvements - level and consistent
- New pavements along the Edgware road
- Improve paving
- Clutter on pavements - forced onto road
- Pedestrianise layout - stalls, loading time restricted or at rear
- Better paving
- Looks very nice wide pavement [The Hyde]
- Paving should be bigger blocks rather than smaller. Brick size - trip hazards

## TREES

- Trees make people happier and improve air quality
- Planting trees is not a good idea - they create rubbish
- Fluffy white stuff is annoying (although it is good to have trees)
- Favourite idea is grove of trees - See more greenery (feels less industrial)
- More trees
- Few more trees
- More trees
- Need Trees
- More trees
- Lovely grass [Capitol valley photo]
- Greenery + open space (to support new homes)

## FURNITURE - 'OBJECTS'

- No benches - cycle racks better
- Wide footways are dark at night [Burnt oak]- improve lighting eg outside peacocks
- street furniture too cluttered
- More flower beds
- More benches
- Water feature?
- untidy [Burnt oak]
- Wayfinding

# Local Economy

'Glad to support local business'

'More active frontages - the area looks deserted'

## LOCAL SHOPS/ BUSINESSES

- Don't like encroachment on street [of traders]
- Very higglety pigglety [the hyde] - could do with improvements - shop-fronts tatty
- Work with local businesses to keep up to date with laws and regulations
- Edgware road has become a no-go area. Encourage the locals to support their local shops.
- Review business rates along Edgware road
- Support local businesses with better rates
- Stop giving alcohol licences
- Improve the quality of shops
- Need more stores spreading along the road
- Highlighting independent shops (street in reading) clubbed together
- No decent shops
- If it was nicer then more people would come here - should be using the local shops
- more upmarket shops
- [Burnt oak] Cluttered, too much going on - market is good
- [The Hyde] Active shop fronts
- In the past - butchers, bakers, fishmongers - A mix of stuff
- Glad to support local business
- [The Hyde] Security cameras
- Shop front improvements
- More active frontages for the Hurricane rooms - the area looks deserted
- Security should be improved
- Will new housing generate new shops
- Bit of a miss-match - improve shop fronts - more consistency

## PROPOSED DEVELOPMENT

- More food shopping - too busy in asda
- Lighting not safe at night
- New developments in capital valley - good idea, brings work and enjoyment to the area
- Oriental city - terrible to look at
- Could there be something kid friendly?
- too many flats
- way too many flats
- Oriental city was the best thing ever here - really good
- [Oriental city] a great place to go on sundays, especially in winter - great food - bring it back
- excited to see what is going on - has been empty for ages
- Doctors and schools of Wicks site
- What's going on here - asda - Morrison competition
- Welcome Morrisons + Oriental city development
- Morrisons - good idea
- Oriental city - gap
- Surprised that Art Deco factory has gone
- More active frontages between the Hyde and Burnt Oak
- New developments = traffic congestion
- More publicity for grove park school swimming pool
- Better children's play areas
- Improved facilities and equipment for residents and shoppers
- like IKEA
- No more bookmakers
- Capital park management
- what's happening here? [Capitol way/ A5 junction]
- Sports - swimming pool - Indoor leisure facility
- Important to address housing problems
- More activities for youngsters
- Planning - converted garages for residential - Wakeman Hill



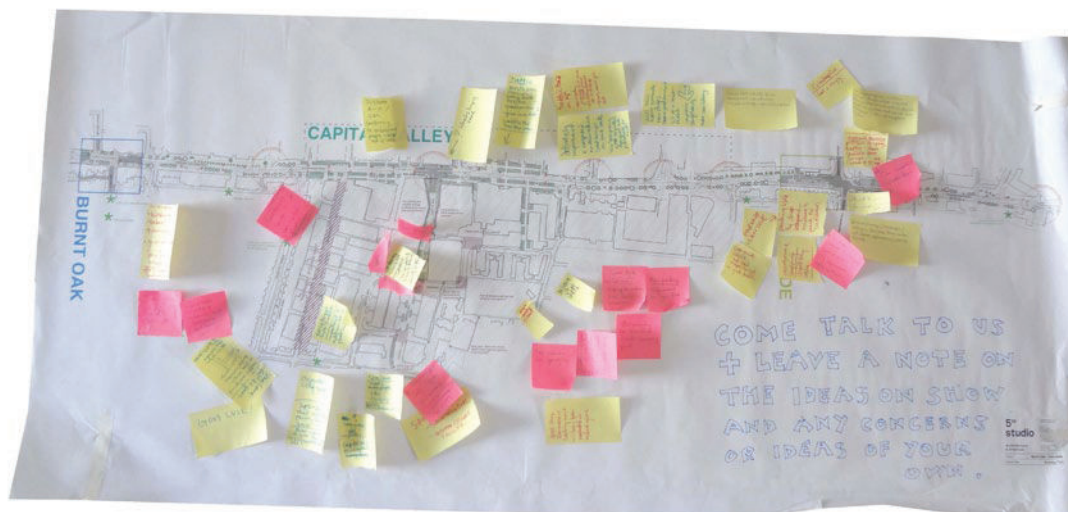
Left: Photographs of the three boards displayed as part of the public consultation - with comments





Left: Photographs of the diagrammatic plans displayed as part of the public consultation - with comments

4 July - The Hyde - Fryent Ward



30 June - Asda - Queensbury Ward



Right: Photographs given to the team during public consultation by a local resident to illustrate areas of concern

# 5<sup>th</sup> studio

## **Architecture & Urbanism**

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