



# **LONDON BOROUGH OF BRENT**

## **MINUTES OF THE PLANNING COMMITTEE**

**Wednesday, 21 October 2009 at 7.00 pm**

PRESENT: Councillors Kansagra (Chair), Cummins, Hashmi and Hirani

ALSO PRESENT:

Apologies for absence were received from Powney, Anwar, Baker, J Moher, R Moher, HM Patel and Thomas

### **1. Declarations of personal and prejudicial interests**

None at this meeting.

### **2. LDF - progress and proposed changes for examination**

The Committee considered a report that explained and provided an update on the Council's Local Development Framework (LDF), particularly the Core Strategy and Site Specific Allocations documents which would form the new development plan. In his introduction the Policy & Projects Manager, Ken Hullock informed the Committee that the Council's Core Strategy and representations made following the consultation was submitted on 30 September to the Secretary of State for examination by a planning inspector. He drew members' attention to minor changes in response to a recommendation by the Government Office for London (GOL) and the key issues arising from the representation as set out in appendix 2 to the report.

He continued that the first change proposed was to encapsulate the objective of achieving the London Plan target for affordable housing (70% social housing and 30% intermediate). This was in part, in response to a recommendation from the Government Office for London (GoL) and a requirement of Government planning policy. He pointed out that the response did not alter any of the objectives of the strategy.

The remaining two changes concerned policy on climate mitigation and, in particular, how this related to Wembley (policies CP19 and CP7). This was in response to a number of objections received to policy CP19 in particular, that development would have to connect to decentralised energy networks. In recognition that further development work would be needed before developers could be asked to connect to such networks, it was recommended that the wording of policy CP19 be changed to allow developers the opportunity to demonstrate that connecting to decentralised networks was not feasible. He added that these relatively minor changes were likely to overcome some of the objections relating to the soundness of the Core Strategy

In response to members' queries Ken Hullock stated that the 70%:30% split of affordable and intermediate housing which was part of the targets and objectives which officers aimed to achieve was flexible and subject to market forces. The Chair clarified that the figures related to an overall target and not to any single to any single application.

RESOLVED:-

That the Executive be recommended to agree the proposed changes to the Core Strategy as set out in appendix 1 to the report, for consultation.

### **3. Detailed proposals and draft regulations for the introduction of the community infrastructure levy: consultation**

The Committee considered a report that informed them that as from April 2010, local authorities in England and Wales would be empowered, but not required, to introduce a new charge known as the Community Infrastructure Levy (CIL). The Head of Policy and Projects Dave Carroll explained that the CIL would be levied on most types of new development within the local authority area and would be based on set formulae which related the size of the charge to the size and type of the development. He continued that the principal aim of the new charge was to help provide the infrastructure required for growth and development and would work as a set charge to be applied to all non-householder developments in an area. The proceeds of the levy would be spent on local and sub-regional infrastructure to support the development of the area. He then outlined the key points of the CIL as follows;

- Uniform charge across the borough
- Rate per square metre
- Non negotiable
- Widening of remit, including sustainability measures
- Paring back of S106 to Affordable Housing and direct mitigation (i.e. footways, landscaping etc)
- 2 years to implement before S106 is scaled back
- Reporting information back on CIL to central government and administration efficiencies and regulation.
- Mayor CIL, Crossrail and more
- Viability testing

Dave Carroll drew members' attention to the Council's proposed responses and comments to the consultation document in particular, the support for a discount for affordable housing units, on the grounds that affordable housing was likely to come under significant pressure from CIL and reductions in grant. He continued that affordable housing delivery would be encouraged by allowing about a 20% reduction. In conclusion he submitted that whilst the Council welcomed the proposed details of CIL and its regulations there were a number of concerns including the deadline date for intruding the CIL by April 2010, the Mayor of London's role and the future of planning obligations.

During discussion members welcomed officers' support for a discount for affordable housing and expressed a view for charities, schools and hospitals to be included in the discount scheme for CIL. In response to questions about how to

address the issue of defaulters, Dave Carroll stated that there already existed the Infrastructure & Investment Framework which would facilitate the implementation of the CIL. He undertook to add an amendment to the responses to include discounts also for charities, schools and hospitals.

RESOLVED:-

That the comments on Community Infrastructure Levy (CIL), set out in paragraph 3.13 of the report from the Chief Planner (as amended with recommended scope to grant discounts for CIL to charitable organisations, hospitals and schools) be agreed to be sent to Communities and Local Government, the Mayor of London and London Councils as part of their consultation process on the proposals for implementing the CIL.

#### **4. Draft revised London plan - public consultation by the Mayor of London**

This report informed members that the Mayor of London's draft new London Plan had been published for public consultation. Members heard from the Policy and Projects Manager Ken Hullock that the revised London Plan, recently released by the Mayor's office, was the overall strategic plan for London. It would form part of the development plan for each London borough and would need to be taken into account in determining planning applications. He circulated a paper that summarised the key policy issues in the draft London Plan which included the following, to members;

##### **Opportunity Areas (Policy 2.13)**

Colindale/Burnt Oak area straddling the Brent and Barnet boundary was now recognised as an opportunity area.

##### **Town Centres (Policy 2.15)**

Kingsbury was now recognised as a District Centre.

##### **Strategic Outer London Development Centres (Policy 2.16)**

Wembley had been identified with a strategic function related to leisure and tourism of greater than sub-regional importance.

##### **Increasing Housing Supply (Policy 3.3)**

Brent's annual new housing target for 2011-2021 but been revised from 1120 to 1065, a 5% reduction.

##### **Affordable Housing (Policies 3.11-3.14)**

The affordable housing target per annum had been revised from 50% to 39.5% (13,200) over the term of the plan. The current social rental and intermediate affordable housing ration had been revised from 70:30 to 60:40. The current requirement that the maximum reasonable amount of affordable housing should be sought on sites with a capacity of 10 or more homes was retained.

##### **Climate change mitigation (Policy 5.1)**

A commitment to reducing London's CO2 emissions 60% below 1990 levels by 2025 (double the target in the existing London Plan)

### **Decentralised energy networks DEN (Policy 5.5)**

Boroughs were now required to produce energy master plans for specific DEN opportunities.

### **Cycling (Policy 6.9)**

Proposed new cycle super highway would include Edgware Road from Cricklewood to Marble Arch.

### **Tall Buildings (Policy 7.7)**

Boroughs were required to identify appropriate areas for tall buildings, in collaboration with the Mayor of London.

### **Land for food (Policy 7.22)**

Boroughs were to encourage the use of land including allotments and community gardening for growing food nearer to urban communities.

RESOLVED:-

That the key points made by the Mayor of London in proposing changes in strategic planning in London be noted.

## **5. London strategic housing land availability assessment - Brent**

The Committee received a report that informed them of the outcome of the London Strategic Housing Land Availability Assessment (SHLAA), recently undertaken to identify land and buildings suitable for new housing development in Brent. The Head of Policy and Projects outlined the methodology of the SHLAA and highlighted the implications of the assessment for Brent. He continued that Brent's participation in the London SHLAA should place it in a favourable position at the forthcoming Examination in Public of the LDF. Members heard that in addition, SHLAA would reinforce Brent's land use strategy and prevent the loss to housing development of existing employment, the loss of open space sites as well as generate additional Government grant for achieving the Borough's housing target.

RESOLVED:-

That it be agreed that the outcome of the Strategic Housing Land Availability Assessment (SHLAA) represents an acceptable basis for negotiating Brent's new London housing target with the Mayor of London.

## **6. Any Other Urgent Business**

None.

## **7. Date of next meeting**

Wednesday 4 November 2009 at 7.00pm. The site visits will take place on the preceding Saturday, 31 October 2009 from 9.30 when the coach leaves from Brent House.

The meeting ended at 9.00pm

S KANSAGRA  
CHAIR