



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Wednesday 16 November 2016 at 7.00 pm

PRESENT: Councillor Marquis (Chair), Councillor Agha (Vice-Chair) and Councillors Hylton, Long, J Mitchell Murray, Moher, Pitruzzella and Maurice

Also present: Councillor Naheerathan

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

None.

The following approaches were recorded:

4. 6 Bowmans Trading Estate, Westmoreland Road NW6 (Ref. 16/0595)
Councillor Marquis (Chair) received emails from neighbouring occupiers.
- 5 3 The Grove, Kingsbury NW9 0TL (Ref. 16/4104)
Councillor Moher received emails from residents which she forwarded to officers.
7. Land rear of 274-280 Kingsbury Road NW9 (Ref. 15/2313)
All members received emails from Ken Healy raising objections to the scheme.

All members affirmed that they would consider the applications with open mind.

2. **Minutes of the previous meeting - 19 October 2016**

RESOLVED:-

that the minutes of the previous meeting held on 19 October 2016 be approved as an accurate record of the meeting subject to the following amendment to the application for 274-280 Kingsbury Road, paragraphs 4 and 5:

Members discussed the application. They voted on the officer recommendation and on a vote of 3 in favour, 3 against and 1 abstention, the chair used her casting vote to not support the recommendation to grant planning permission. In the absence of agreed and formulated planning reasons for refusal, in accordance with paragraph 38 of the Council's Planning Code of Practice, the application stood deferred and officers will bring a report providing further advice at a future meeting of the Planning Committee.

3. 6 Bowmans Trading Estate, Westmoreland Road NW9 9RL (Ref.16/0595)

PROPOSAL: Demolition of existing single storey temple building and erection of a new 5 storey temple with a shikhar (tower), basement level for storage and plant equipment, ancillary library and educational use, priest accommodation, and a function room (Use class Sui Generis) along with associated parking and landscaping.

RECOMMENDATION: Grant planning permission subject to a Section 106 legal agreement and delegated authority to the Head of Planning to secure the planning obligations set out in the legal agreement and impose conditions to secure the matters set out in the report.

Adrian Harding (DM Manager) introduced the report and answered members' questions. He informed members that the proposal was acceptable in terms of principle of development, character, appearance, impact on amenity, Travel Plan and Temple Management Plan. He also referenced the supplementary which highlighted the results of the transport survey and highlighted that the neighbour notification exercise on the application went beyond the statutory minimum.

Bheesham Talwar (objector) alleged lack of consultation with some of the business owners in the area and continued with raised concerns about parking problems which would be aggravated particularly on event days.

Kamlesh Ramani (applicant) addressed the Committee and responded to issues raised by the objector on parking

Members discussed the application after which they agreed an amendment in the name of Councillor Long for weddings to covered in the Travel Plan.

DECISION: Agreed the recommendation as set out subject to an amendment to the requirements for a travel plan, in that it should include any arrangements for travelling to weddings taking place at the venue and additional the conditions set out in the supplementary report.

Voting was recorded as follows: For 8 Against 0 (unanimous).

4. 3 The Grove, Kingsbury, London NW9 0TL (Ref. 16/4104)

PROPOSAL: Reduction in the overall roof height of the single storey rear outbuilding from 2.85m to 2.5m

RECOMMENDATION: To grant planning permission subject to conditions and delegate authority to the Head of Planning to issue the planning permission and impose conditions and informative to secure the matters set out in the report.

Adrian Harding (DM Manager) introduced the report, referenced the supplementary and answered members' questions. He clarified that if it were not

for the extant Enforcement Notice, the proposed reduction would bring the proposal within the limits of permitted development.

Margaret Keaveney (objector) informed members that the proposed reduction would not resolve the detrimental impact of the development.

Members discussed the application during which they added amendments to conditions 1 (completion within 6 months) and 3 (elevation and finishing).

DECISION: Agreed the recommendation subject to amended condition 1 in respect of the works starting within 3 months and being finished within 6 months and amended condition 3 to include the front elevation being brick, and the finishing of the front, side and rear elevations to be retained as such.

Voting was recorded as follows: For 8 Against 0 (unanimous).

5. 15 Littleton Road, Harrow HA1 3SY (Ref. 16/0852)

PROPOSAL: Demolition of the existing residential house and replacement with a new build detached house with basement accommodation and ancillary matters. (Re-consultation as application was made invalid due to site location not being clearly defined.)

RECOMMENDATION: Defer to a later date to allow further information to be sought from Thames Water on flood issues.

DECISION: Deferred as recommended.

6. Land rear of 274-280 Kingsbury Road NW9 Ref. 15/2313)

PROPOSAL: Erection of two-storey building comprising 4 no. self-contained flats with provision of 6 no. car parking spaces, secure cycle storage, bin store area, associated landscaping and new Vehicular access to Uphill Drive

RECOMMENDATION: To grant planning permission subject to conditions and delegate authority to the Head of Planning to issue the planning permission and impose conditions and informative to secure the matters set out in the report.

Adrian Harding (DM Manager) introduced the report and answered members' questions.

Ken Healy (objector) raised concerns about parking, congestion and access issues particularly in Uphill Drive.

Members discussed the application after which the substantive recommendation for approval was defeated. An alternative recommendation to refuse the application for reasons set out in the decision column below was proposed and seconded.

DECISION: Refused planning permission on the following grounds:

The proposed development would result in the displacement of parking that currently occurred within the site without the sufficient provision of off-street parking to meet the needs of the proposed development in addition to those spaces that were displaced. As such, the proposal was likely to result in an increase in the level of on-street parking where such parking cannot be safely accommodated within the street. This is contrary to policy TRN3, TRN23 and TRN24 of the Brent Unitary Development Plan 2004 and policies DMP12 of the emerging Brent Development Management Policies.

Voting for the refusal was recorded as follows:

FOR: Councillors Long, Maurice, Moher, J Mitchell Murray and Pitruzzella **(5)**
AGAINST: Councillors Agha and Hylton **(2)**
ABSTENTION: Councillor Marquis **(1)**.

7. Harlesden Christian Centre, Winchelsea Road NW10 (Ref. 16/0760)

PROPOSAL: Redevelopment of the site and surrounding land to include the demolition of the existing centre (Use class D1) and construction of five residential blocks ranging from 1 to 6 storeys high, comprising 178 residential units (67 x 1-bed, 60 x 2-bed flats, 24 x 2-bed maisonettes, 14 x 3-bed flats, 3 x 4-bed maisonettes, 8 x 3-bed houses and 2 x 4-bed houses) with associated private and communal amenity space, parking, access, landscaping and ancillary works (as amended).

RECOMMENDATION: To grant planning permission subject to conditions and delegate authority to the Head of Planning to issue the planning permission and impose conditions and informative to secure the matters set out in the report, subject to any direction by the London Mayor pursuant to the Mayor of London Order and any direction by the Secretary of State pursuant to the Consultation Direction.

Angus Saunders (Area Planning Manager) introduced the report and answered members questions and issues raised by the objectors.

John Cox (objector) raised concerns about massing, design and materials.

Paul Rogers (applicant's agent) addressed the Committee and answered members' questions.

Members considered the application and in endorsing the recommendation, added an additional informative advising the applicant to inform the Council's Highways prior to commencement of works so that any damage to public realm can be restored.

DECISION: Granted planning permission as recommended an additional informative about any damage to public realm.

Voting was recorded as follows: For 8 Against 0 (unanimous).

8. 1-24 inc. The Elms, Nicoll Road, London NW10 9AA (Ref. 16/3428)

PROPOSAL: Construction of an additional floor to existing block of flats to provide 8 additional self-contained flats (5 x 1bed and 3 x 2bed) with associated car and cycle parking spaces, bin stores, landscaping and associated works.

RECOMMENDATION: To GRANT planning permission a subject to conditions and grant delegated authority to the Head of Planning to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

Angus Saunders (Area Planning Manager) introduced the report and answered members questions.

John Cox (objector) raised concerns about massing, design and materials.

Robert O'Hara (applicant's agent) addressed the Committee and answered members' questions.

Members considered the application and in endorsing the recommendation, requested that Condition 4 limiting the entitlement to a resident's parking permit be strengthened to require an "as-built" floor plan to be submitted by the developer to the Council and that an informative be added advising the applicant to inform the Council's Highways prior to commencement of works so that any damage to public realm can be restored.

DECISION: Granted planning permission as recommended subject to the additional wording to Condition 4 with an additional informative regarding repair of any damage to the highway during construction works to be at the cost of the applicant.

Voting was recorded as follows: For 8 Against 0 (unanimous).

9. Summit Court Garages, Shoot up Hill, London NW2 (Ref. 16/3585)

PROPOSAL: Summit Court Garages and Laundry & Store Room next to 1-16 Summit Court, Shoot Up Hill, London, NW2

RECOMMENDATION: To GRANT planning permission subject to conditions and grant delegated authority to the Head of Planning to issue the planning permission and impose conditions and informatives to secure the matters set out in the report.

Angus Saunders (Area Planning Manager) introduced the report and answered members questions.

Dr Bilyona Vankova (objector) raised concerns about loss of privacy, outlook and green space and referenced a petition she had organised to underpin residents' objection to the proposal.

Members considered the application and endorsed the recommendation.

DECISION: Granted planning permission as recommended.

Voting was recorded as follows: For 8 Against 0 (unanimous).

10. Any Other Urgent Business

None.

The meeting closed at 9.40 pm

COUNCILLOR MARQUIS
Chair