



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Wednesday 11 April 2018 at 7.00 pm

PRESENT: Councillors Marquis (Chair), Agha (Vice-Chair), S Choudhary, Colacicco, Daly, Hylton, Kabir (substitute for Councillor Moher), Maurice and W Mitchell Murray

Apologies for absence were received from Councillor Moher.

1. **Declarations of interests**

None.

2. **Minutes of the previous meeting**

RESOLVED:-

that the minutes of the previous meeting held on 14 March 2017 be approved as an accurate record of the meeting subject to the following amendment to the minutes of 14 February 2018:

Page 2 paragraph 3 (sentence 2) delete "main door".

3. **1-12 INC, Queens Parade, Willesden Lane, Willesden, London, NW2 5HT (Ref. 17/0322)**

PROPOSED: Demolition of existing retail units and erection of part-six, part-seven, part-eight storey building, comprising 117 student residential accommodation units (Use class Sui Generis) on the upper floors, ground floor retail floorspace of 324.5sqm providing 5 commercial units (Use class A1) and entrance lobby for the student accommodation, and use of basement level to provide retail warehouse floorspace of 226.5sqm (ancillary to A1) along with cycle parking, bin stores, laundry and plant room ancillary to the student accommodation, with associated enhancements to the public realm at street level.

RECOMMENDATION: Defer to a subsequent planning committee meeting to enable officers to assess the revised proposals and supporting new information received and to re-consult neighbouring residents.

The Application was deferred at the last meeting when members were minded to refuse the application and asked officers to present a report that dealt with their concerns relating to the impact of the scheme, quality of student accommodation and servicing arrangements.

Mr Damian Manhertz (Area Planning Team Manager) introduced the report and answered members' questions. In reference to the supplementary report, he updated the Committee that since the last meeting, the applicant had suggested

revisions to the scheme which sought to address members' concerns. To enable the receipt of the revised drawings and supporting documents, the assessment of the revisions and consultation with neighbouring residents and interested parties, he recommended a deferral to a future meeting.

Ms Rachel Leharne (objector) reiterated the concerns she raised at the last meeting relating to impact on residential amenities including daylight and sunlight and traffic on Willesden Lane.

Mr Simon Owen (applicant's agent) addressed the Committee and answered members' questions. Mr Owen clarified the suggested revisions to the scheme as follows; removal of one storey to reduce impact, alterations to the basement and draft servicing plans.

In welcoming the revisions, members emphasised to the applicant's agent to ensure that the applicant should engage with residents with regards to the revised scheme prior to its submission to a future meeting of the Committee.

DECISION: Deferred to a subsequent planning committee meeting to enable the submission of revised drawings and supporting documents, the assessment of the revised proposals and supporting information by officers and to re-consult neighbouring residents.

(Voting on the application was unanimous as follows: For 8, Against 0)

Note: Councillor Colacicco having declared personal interest left the meeting room and did not take part in the discussion and voting on the application.

4. 13 Wyndale Avenue London NW9 9PT(Ref. 17/1011)

PROPOSED: Erection of a two storey side extension with associated alterations to roof to replace gabled roof to main house with a hipped roof and reduction in size of rear dormer window, a single storey side/ rear extension, a front porch and the conversion of dwellinghouse into two self-contained flats (1 x 2-bed & 1 x 3-bed) with associated cycle parking spaces, bin stores, amenity space (revised description).

RECOMMENDATION: Grant planning permission for reasons set out within the Committee report subject to conditions and informatives as set out in the report.

That the Head of Planning be granted delegated authority to make changes to the wording of the Committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the Committee nor that such change(s) could reasonably have led to a different decision having been reached by the Committee.

Mr Andrew Neidhardt (Deputy Development Management Team Leader) introduced the report and answered members' questions. With reference to the supplementary report he drew members' attention to the list of expanded objections and officers' responses to them.

Mr Troy Healy (applicant's agent) spoke to specify that the proposed development was intended to be wholly occupied by the existing family.

Members discussed the application after which they recommended additional conditions suggested by Councillor Daly regarding the retention of soft landscaping within the frontage and noise insulation measures between the kitchen/living area of the upper floor flat and the front bedroom of the ground floor flat.

DECISION: Granted planning permission as recommended subject to additional conditions regarding frontage landscaping and noise insulation.
(Voting on the application was unanimous as follows: For 9, Against 0)

5. Any Other Urgent Business

Councillor Marquis thanked Councillor Agha and Councillor Moher for successfully chairing the meetings while she was away. She also expressed her appreciation to all other members and officers for their hard work, support and professionalism. Councillor Marquis indicated that she would not be putting herself forward for the position of Chair should she get re-elected on 3rd May 2018 Local Elections.

Members were unanimous in reciprocating the appreciation to Councillor Marquis.

The meeting closed at 7.50 pm

S MARQUIS
Chair