



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Wednesday 6 June 2018 at 6.00 pm

PRESENT: Councillors Denselow (Chair), Johnson (Deputy Chair), Abdi, Colacicco, Hylton, Lo, Maurice and Sangani

ALSO PRESENT: Councillors Saqib Butt, Knight and Tatler

1. **Declarations of interests**

None.

Approaches.

Kings Drive Garages

Councillor Maurice declared that he had been approached by a resident in connection with the application but referred her to officers.

2. **Minutes of the previous meeting - 11 April 2018**

RESOLVED:-

that the minutes of the previous meeting held on 11th April 2018 be approved as an accurate record of the meeting.

3. **Kings Drive Garages, Kings Drive, Wembley (Ref. 17/5416)**

PROPOSAL: Demolition of garages and erection of 4 bungalows with associated car parking spaces, cycle storage, refuse storage and amenity space, 25 communal parking spaces and associated landscaping (Amended description 16.12.18).

RECOMMENDATION: That the Head of Planning be granted delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out within 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.

That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

Victoria McDonagh (Area Team Leader) introduced the report and answered members' questions. She clarified that the scheme for 4 bungalows in place of the garages would provide external amenity space and car parking space for each dwelling unit in addition to 25 car parking spaces and a further 5 informal car parking spaces. With reference to the supplementary report, she clarified issues relating to affordable rent, impact on trees, fire safety and potential damage from retained trees and the bin storage. In reiterating the recommendation for approval, Ms McDonagh drew members' attention to amended and additional conditions as set out in the supplementary.

Ms Dawn Condouriodise (objector) raised concerns about the parking situation in the area which she added would be exacerbated by the proposed development.

Mr Manish Bakhda (objector) alleged that as 14 days' notice had not been given for the meeting, the legal status of the meeting was void. He continued that there was fire risk and inadequate protection for tree roots, causing risk.

Kerry Radford (applicant's agent) stated that the proposed infill development would provide the much needed affordable homes with ample amenity spaces and car parking spaces on a site that was under-utilised. He added that all trees proposed to be removed were of low quality and were within the applicant's site.

In responding to issues raised by the objectors, officers stated that the publication of the report was in compliance with the legal requirements. In respect of the fire risk, members heard that the proposal would not make the situation materially worse off than at present, that fire safety was covered by Building Regulations and that the turning head at the site could be accessed by fire engines. Additionally, details of the trees had been reviewed by the Council's Tree Protection Officer who recommended appropriate conditions as set out in the supplementary report.

John Fletcher (Highways Officer) added that although the parking survey undertaken showed that Kings Drive was heavily parked, the parking situation would be marginally improved by the proposed development.

DECISION: Granted planning permission as recommended subject to amended condition 9, additional conditions 13 and 14 and restrictions on;
i) permitted development rights (extensions and alterations and conversion to
ii) houses in multiple occupation (HMO).

(Voting for approval was carried as follows: For 6, Against 2, Abstain 0)

4. 40 Sudbury Court Road HA1 3SH (Ref. 18/0354)

PROPOSAL: Demolition of existing residential building and erection of a four storey building to provide 8 self-contained flats (4x 2bed and 2x 3bed and 2x studios) with associated alterations including dropped kerb, provision for car parking spaces, bicycle store, bin stores, hard and soft landscaping and fencing

RECOMMENDATION: That the Head of Planning be granted delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out within 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.

Victoria McDonagh (Area Planning Team Leader) introduced the report. Members were informed that as Sudbury Court Road was not a heavily parked street there would be sufficient width to accommodate parking along both sides, and therefore could safely absorb some overspill parking from the site. She added that the proposed development was considered to accord with relevant policies and guidance and would result in the provision of additional homes within the borough.

DECISION: Granted planning permission as recommended.

(Voting for approval was unanimous as follows: For 8, Against 0 and Abstain 0)

5. 253A Ealing Road, Wembley, HA0 1ET (Ref. 17/1104)

PROPOSAL: Demolition of the existing buildings on the site and the erection of 20 residential units comprising four 2 storey terraced houses (4 x 2bed houses) and two 4 storey residential blocks providing 16 flats (8 x 2bed and 8 x 3bed units), together with 5 associated car parking spaces, cycle storage, landscaping and access.

RECOMMENDATION: To grant planning permission subject to conditions and the completion of a satisfactory Section 106 or other legal agreement, and delegate authority to the Head of Area Planning or other duly authorised person to agree the exact terms thereof on advice from the Director of Legal Services and Human Resources.

That the Head of Planning be granted delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out within 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.

That, if the legal agreement has not been completed by the statutory determination date for this application (including determination dates set through agreement), the Head of Planning is delegated authority to refuse planning permission.

That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

Ms. Victoria McDonagh (Area Team Leader) introduced the report and answered members' questions. Members heard that a Construction Management framework had been prepared to address loading and delivery issues and that the applicant had offered a 3 year free car club membership to residents. She drew members' attention to an amended condition 2 as set out in the supplementary report and the applicant's agreement to a post implementation viability review.

Mrs. Debbie Clements (objector) stated that due to problems with parking, the residents of Carlyon Close objected to any proposal for cycle lane in the close and strongly asked for the entrance to the site to be retained in Ealing Road, to protect the quiet and safe character of the Close. Councillor Sangani, a local ward resident in the area endorsed the views expressed by the objector.

Mr. Kieran Wheeler (applicant's agent) stated that the issues for which the application was deferred had been addressed, resulting in high quality residential development which responded to Alperton Growth Area Allocation. He referenced the applicant's agreement to a post implementation review and the 3 year free car club membership and added that due to access problems, the Council's Highways had not accepted the entrance to the site from Ealing Road.

Ms McDonagh then responded to members' queries regarding parking and anti-social behaviour and added that issues relating to infrastructure including school places to support the scheme were discussed as part of the Alperton Growth Area policy. She added that officers were in discussion with CCG to ascertain the demand for services for a medical centre in the area. Following Ms McDonagh's summary of the salient aspects of the application, members voted by a majority to approve the application as set out below.

DECISION: Granted planning permission as recommended and as amended in condition 2 and additional conditions on car club scheme and s106 contribution to mitigate against parking overspill as set out within the supplementary report.

(Voting for approval was as follows: (For 5, Against 3 and Abstain 0)

6. Parking Spaces, York House, Empire Way, Wembley (Ref. 18/0204)

PROPOSAL: Reserved matters application for the access, appearance, landscaping, layout and scale for Plot YH1, comprising the construction of a 630 place three form entry (3FE) Primary School and 60 place Nursery subject to approval under condition 1 of outline planning permission ref: 15/5550. This application has been submitted in pursuant to conditions 1 (Layout, Scale, Appearance, Access and Landscaping) of Outline planning permission reference 15/5550 in relation to plot YH1:

RECOMMENDATION: That the planning committee resolve to approve the Reserved Matters pursuant to condition 1 of Outline Planning Permission in relation to the York House Car Park (Plot YH1).

That the Head of Planning be granted delegated authority to issue the decision and impose conditions and informatives to secure the matters set out within the report

That the Head of Planning is 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.

Victoria McDonagh (Area Planning Team Leader) introduced the report and answered members' questions. She clarified that the school in this location already had outline consent and the matters before the Committee related to access, appearance, landscaping, layout and scale.

Mr Patrick Daly (applicant's agent) stated that objections to the application following various consultations had been addressed to achieve an exemplary scheme. He clarified the sustainable means of transport, the Travel Plan and the use of the Red Car Park via Royal Route to facilitate pick up and drop off of school children. In response to a member's query, Mr Daly stated that parents would be allowed 20 minutes grace period for parking.

Ms Victoria McDonagh clarified that at the outline stage air quality assessment was undertaken by the Environment Officers and appropriate conditions were imposed. She added that below 4.5metres, all windows would not be openable.

DECISION: Approved the reserve Matters pursuant as recommended.

(Voting for approval was as follows: For 7, Against 1 and Abstain 0)

7. Former Palace of Arts and Industry, Engineers Way, Wembley, HA9 (Ref. 18/0968)

PROPOSAL: Minor Material Amendment to vary Condition 4 (Approved Drawings) of planning permission reference 14/3054 (dated 21 October 2014) for an outline application for the demolition of existing buildings and redevelopment of the site to provide up to 160,000sqm of mixed use floorspace. (See previous application record for full description of development).

RECOMMENDATION: That the planning committee resolve to grant permission for the proposed minor material amendments through a variation of condition 4 of Outline Planning Consent reference 14/3054 pursuant to Section 73 of the Town and Country Planning Act 1990, as amended.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out within the consent reference 14/3054.

That the Head of Planning is 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.

This permission, if granted, would also be bound by the Section 106 legal agreement associated with the Outline Consent, including the subsequent Deed of Variation.

Ms Victoria McDonagh (Area Planning Team Leader) introduced the report and answered members' questions. She summarised the key changes and added that the proposed uses would be as per the consented application in 2011. She referenced the supplementary report and highlighted in particular, the revision to condition 4 and an additional informative.

Mr Brett Harbutt (applicant's agent) stated that the proposed minor material amendments to the previously approved parameters plans would enable a revised scheme to be delivered which would provide a number of benefits including jobs over the originally approved outline plans. The scheme would offer a range of public realm improvements which would improve pedestrian circulation in the vicinity, in keeping with the vision for the Wembley regeneration area.

DECISION: Approval subject to the conditions set out in the Committee report, with an amendment to condition 4 (approved drawings and documents) to change drawing P11 from Rev 02 to Rev 03 and the addition of a further Supporting Document within Informative 4, as detailed in the reports.

(Voting for approval was as follows: For 7, Against 1 and Abstain 0)

8. Land rear of 25 to 30 Stonebridge Park (Ref. 17/4203)

PROPOSAL: Development to provide 2 x 2 bedroom houses and 3 x 3 bedroom houses, with car parking, cycle storage, refuse storage, amenity space and landscaping.

RECOMMENDATION: To grant planning permission subject to conditions.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out within the Committee report.

That the Head of Planning is 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.

That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

Damian Manhertz (Area Planning Team Leader) introduced the report and answered members' questions. With reference to the supplementary report, he corrected the typographical error in the main report.

Ms. Amanda Ruth Witham (objector) raised concerns about lack of residents' engagement by the applicants for the scheme which in her view would result in parking chaos, detrimental impact on the safety of children in the current play area and an increase in crime due to overcrowding.

Councillor Knight, ward member, stated that she had been approached by her residents in connection with the application. Councillor Knight, although affirmed her support of the principle of development of the site and the provision of affordable homes, expressed some concerns on behalf of her constituents. She called for measures which would maintain residential and neighbouring amenity including elimination of potential overlooking and maintenance of adequate separation distances. Councillor Knight also requested that adequate measures be put in place to prevent parking overspill in the area which was characterised by heavily parked streets and added that the applicant be advised by an informative to strengthen community engagement.

Ms. Kerry Csuka (applicant's agent) explained that the proposed development would maintain a separation distance of 18m, adhere to the 30 – 45 degree principle and result in improved amenity space provision. He added that the resulting natural surveillance from the development would enhance children's safety in the area.

In the ensuing discussion, members invited officers to shed light on the issues raised by the speakers in respect affordable homes, privacy, parking and protection of trees. Mr Manhertz clarified the above mentioned issues. He continued that the presence of homes in the vicinity would itself help to discourage any potential anti-social behaviour. In respect of consultation, he added that as a scheme of that size would not warrant an exhibition, some 161 letters of consultation were sent to local residents and interested parties.

DECISION: Granted planning permission as recommended.

(Voting for approval was unanimous as follows: For 8, Against 0 and Abstain 0)

9. Any Other Urgent Business

None.

The meeting closed at 8.55 pm

COUNCILLOR J. DENSELOW
Chair