



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Wednesday 9 December 2020 at 6.00 pm

PRESENT: Councillors Kelcher (Chair), Johnson (Vice-Chair), S Butt, Chappell, Dixon, Kennelly, Maurice and J Mitchell Murray

1. **Declarations of interests**

None.

Approaches.

Northwick Park, Nightingale Road

Councillors Johnson and Kennelly declared that they had had meetings with the developers but would consider the application with open minds.

Beresford Avenue

Councillor Kennelly declared that he had had meetings with the developers but would consider the application with an open mind.

2. **Land adjacent to Northwick Park Hospital, Nightingale Avenue, London, HA1 3GX**

PROPOSAL: Full planning permission for demolition of existing buildings and structures on the site, all site preparation works for a residential led mixed-use development comprising 654 new homes, associated car and cycle spaces, a replacement nursery, retail space, associated highways improvements, open space, hard and soft landscaping and public realm works.

RECOMMENDATION:

That the Committee resolve to GRANT planning permission subject to:

Referral to the Mayor of London (stage II referral) and the prior completion of a legal agreement to secure the planning obligations set out within the Committee reports.

That the Head of Planning be granted delegated authority to negotiate the legal agreement indicated above.

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 Committee reports'

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 by the “expiry date” of this application (subject to any amendments/extensions to the expiry date agreed by both parties) the legal agreement has not been completed, the Head of Planning be granted delegated authority to refuse planning permission.

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

Ms Victoria McDonagh (Development Management Team Leader) introduced the report and set out the key issues. She referenced the related application 20/0677 that proposed junction improvement works to Watford Road and the widening of the existing Northwick Park Hospital spine road to allow two-way traffic, permission for which was granted on 4 December 2020, under delegated powers as provided for in Brent’s Constitution. Ms June Taylor (Principal Planning Officer) provided more context, setting out further key issues and answered Members’ questions. In reference to the supplementary report, she drew Members’ attention to minor corrections in the main report and an amendment to condition 29 on external lighting, signage and wayfinding.

Mr Mark Connell (agent) addressed the Committee and answered Members’ questions. Members heard that the application for 654 high quality homes would make a notable contribution to the Northwick Park Growth Area. The scheme would bring forward a replacement nursery, flexible retail space, 245 much needed affordable homes 28% of them being affordable family homes. All homes would meet or exceed space standards with 75% of all dwellings being dual aspect and none being single aspect north facing. He added that the applicant had chosen the materials for aesthetic and longevity and that all homes would be tenure blind with access to dedicated private amenity space, in excess of the London play space requirements. Mr Connell continued that officers and CABI had carefully considered and rigorously tested the design and that the GLA had praised the housing quality and contemporary design approach. Whilst acknowledging that some trees would need to be removed, over 208 new trees would be planted, equivalent to 4.7 new trees for each one lost.

In response to members’ questions, Mr Connell submitted the following:

- The number of affordable homes was arrived following independent financial viability assessment that put the scheme in £17m deficit and that key worker negotiations were ongoing with Network Housing undertaking 1-1 sessions.
- Lighting during construction was addressed via a condition and within the Design Access Statement.

- The application had put in place measures to address climate emergency via energy generation, landscaping, biodiversity and low parking ratio and that a precautionary survey would be undertaken to safeguard protected species.
- In addition to the provision of drop off spaces and layby bays, the car park management plan would provide additional details on delivery and servicing facilities.
- The scheme would secure the requirement to undertake a feasibility study for step free access and station capacity for Northwick Park underground station where the focus would be rather than South Kenton station. In addition, the applicant had agreed to pay a sum of £250,000 for the improvement to the pavilion for sporting activities and other community uses.

During question time, Members raised several issues around London affordable rent, flooding in the Northwick Park area and transport. Officers submitted the following responses.

- The scheme offered 70 London Affordable Rent units, which was a greater number than the scheme could viably support, according to the financial viability assessment which had been robustly assessed on behalf of the Council.
- Adequate measures were in place to address flooding and protect wildlife that would include drainage strategy, landscaping, attenuating tanks and a contribution of £10,000 towards creating a park water meadow. The construction environmental management plan would contain further details on ecological appraisal.
- The applicant had agreed to fund the cost of a feasibility study for step free access and capacity improvements to Northwick Park station.

For clarity, Mr Gerry Ansell (Head of Planning) informed members that the S106 legal obligations were to mitigate impact of the development and that funds secured under CIL would support growth but not to deal with pre-existing issues.

With no further issues raised and having established that all members had followed the discussions, the Chair thanked all speakers for their contributions and asked members to vote on the recommendation. Members voted by a unanimous decision to approve the application.

DECISION:

Granted planning permission subject to Stage 2 referral to Mayor of London, s106 agreement, conditions and informatives as set out in the report and revisions to condition 29 as set out in the supplementary report.

(Voting on the decision was as follows: For 8; Against 0)

3. 20/2033 Euro House, Fulton Road, Wembley, HA9 0TF

PROPOSAL:

Demolition and redevelopment to provide new buildings ranging between 11 and 21 storeys with basement levels; all for a mix of uses comprising 493 residential units, retail (Use Class A1) and industrial floorspace (Use Class B1(c); provision of

private and communal space, car parking, cycle parking, ancillary space, mechanical plant, landscaping and other associated works.

RECOMMENDATION:

That the Committee resolve to GRANT planning permission subject to:

Any direction by the London Mayor pursuant to the Mayor of London Order

Any direction by the Secretary of State pursuant to the Consultation Direction

The prior completion of a legal agreement to secure the planning obligations set out within the Committee reports.

That the Head of Planning be granted delegated authority to negotiate the legal agreement indicated above.

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 Committee reports'

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 and obligations, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

Mr Neil Quinn (Principal Planning Officer) introduced the report, set out the key issues and answered Members' questions. He referenced the supplementary report that amended the levels of external amenity space provided for Block B and an amendment to condition 30 on details of archaeological works.

Mr Richard Ward (agent) addressed the Committee and answered Members' questions. He welcomed the recommendation for approval of the application as it complied with the planning policy for the development of the site including the height of buildings, its location within the Wembley Park core tall building zone and the capacity for 500 homes. He drew attention to the comprehensive consultation process that resulted in; reducing the height of buildings A and B, increasing the proportion of London Affordable Rent homes beyond what was required by planning policy and increasing the amount of external amenity space at ground level. Mr Ward then went on to outline the benefits of the scheme including as set out in the officers' report. These included the following; 493 new homes, including 98 affordable homes, almost 3,000 square metres of new flexible industrial space, much-improved setting and proposed enhancements to Wealdstone Brook, a car free development with 930 cycle spaces and a £550,000 contribution towards bus

service enhancements to support the Council's aspirations to provide sustainable transport solutions in the area.

In response to Members' questions, Mr Ward submitted the following:

- The scheme would be tenure blind with shared allotment space that would be pursued via the landscape condition.
- The impact to the nearby student accommodation and the relationship with the buildings within the Wembley opportunity area were considered acceptable.
- The amount of affordable housing was the maximum that could be provided after the robust independent financial viability assessment.
- The scheme would provide 3 dedicated service bays with access controlled by bollards and on-site management services as part of the management plan within the S106 legal agreement.

In the ensuing discussions, members sought the justification for and further clarification on the following main issues; affordable housing, height, density, lighting, overlooking to neighbouring properties' potential anti-social behaviour and traffic impact. Members noted the following submissions by officers:

- The affordable housing provision was the maximum achievable within the Local Plan and followed a robust financial viability assessment for a scheme that favoured London Affordable Rent and family size units in addition to the provision for employment and industrial workspace.
- In view of its challenging site, the scheme struck a right balance mix in terms of density and height as it offered the following; a separation distance in excess of the 18m requirement to minimise overlooking, 54% dual aspect windows, high quantum of communal amenity space and a 5m of private amenity space per dwelling unit.
- Secure by design measures coupled with active frontages and a condition on external lighting strategy would provide natural surveillance and thus address potential anti-social behaviour from the development.
- Officers in Transportation were supportive of the current one-way traffic system in Fulton Road, however, there was a long term aspiration to convert this to a 2-way traffic system that would enhance a safer cycle route in the area.

With no further issues raised and having established that all members had followed the discussions, the Chair thanked all speakers for their contributions and asked members to vote on the recommendation. Members voted by a majority decision to approve the application.

DECISION:

Granted planning permission subject to the legal agreement, conditions and informatives as set out in the main report, with revisions to condition 30 as set out in the supplementary report.

(Voting on the decision was as follows: For 5; Abstention 1; Against 2)

4. 20/1424 100 Beresford Avenue, Wembley, HA0 1QJ

PROPOSAL:

Demolition of existing commercial building and erection of two buildings (6 storeys and part 7 storeys in height) comprising 100 residential dwellings (Use Class C3) and commercial floorspace (Use Class B1c) on ground floors with associated servicing, parking and refuse stores, amenity space, a commercial yard and soft landscaping.

RECOMMENDATION:

That the Committee resolve to GRANT planning permission subject to conditions and the prior completion of a Section 106 legal agreement to secure the planning obligations set out within the Committee reports.

That the Head of Planning be granted delegated authority to negotiate the legal agreement indicated above.

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 Committee reports.

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 by the "expiry date" of the planning application the legal agreement has not been completed, the Head of Planning be granted 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 (Development Management Team Leader) introduced the report, set out the key issues and answered Members' questions. In reference to the supplementary report, she drew Members' attention to amendments to plan numbers (condition 2) and provided further clarity on industrial floorspace, information on the type of heating source proposed for the scheme and the applicant's agreement to provide approximately £46,500 towards improvements to the park in Heather Park.

Ms Sally Furminger and Mr Nicolas Khalili (agent and architect respectively) addressed the Committee and answered members' questions. Members heard that the scheme would provide a significant percentage of affordable housing

comprising 50% along with a policy compliant tenure split. Additionally, it would provide new employment space with 3 new commercial units and an attractive publicly accessible canal side frontage and path. Ms Furminger continued that the S106 legal obligations would more than offset the marginal shortfall in amenity space. Mr Khalili clarified issues relating to design and added that the scheme would enhance the streetscape.

Whilst welcoming the provision of affordable housing, Members questioned the adequacy of space for future occupants and requested officers to clarify that and issues relating to heating system together with future costs for occupants.

Officers explained that the scheme would provide sufficient amenity space on site but additionally would provide a suite of amenities including access to the canal site, pocket parks, canal towpaths and Abbey Wharf in addition a financial contribution of nearly £46,510 to upgrade Heather Park open space. In respect of the heating system, officers reported that the Council's Sustainability Officer had advised the applicant to negotiate to connect to the heat network further along Beresford Avenue at the Grand Union Development. Additionally, with the main heating system for the residential units being communal gas boiler, the system can be connected with any potential heat network. To capture that, officers had recommended a condition for the feasibility of connecting to a future heating district network.

With no further issues raised and having established that all members had followed the discussions, the Chair thanked all speakers for their contributions and asked members to vote on the recommendation. Members voted by a unanimous decision to approve the application.

DECISION:

Granted planning permission subject to s106 agreement and conditions and informatives as recommended in main report, with revisions to condition 2 as set out in the supplementary report.

(Voting on the decision was as follows: For 8; Against 0)

5. Any Other Urgent Business

None.

The meeting closed at 8.53 pm

COUNCILLOR M. KELCHER
Chair