



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Wednesday 10 March 2021 at 4.00 pm

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

ALSO PRESENT: Councillor Sandra Kabir

Apologies for absence were received from Councillor J Mitchell Murray

1. Declarations of interests

None.

Approaches.

20/3502 167 Preston Hill, Harrow HA3 9UY

All Members declared that they had been approached by the applicant and objectors.

2. Minutes of the previous meeting - 10 February 2021

RESOLVED:-

that the minutes of the previous meeting held on 10th February 2021 be approved as an accurate record of the meeting.

3. 20/2844 Olympic Way and land between Fulton Road and South Way including

Green Car Park, Wembley Retail Park, 1-11 Rutherford Way, 20-28 Fulton Road, Land south of Fulton Road opp Stadium Retail Park, land opp Wembley Hilton, land opp London Design Outlet

PROPOSAL:

Variation of conditions application (under Section 73 of the Town and Country Planning Act 1990) to vary parameter plans 04-13 and the listing of these replacement plans under revised conditions 4, 5, 15, 16 and 25 of hybrid planning permission reference 18/2214 (dated 17 August 2018) which varied parameter plans 04-12 and conditions 4, 5, 15, 16 and 25 to hybrid planning permission reference 17/0328 (dated 26 May 2017) which varied parameter plans 04-13 and conditions 4, 5, 15, 16 and 25 to hybrid planning permission reference 15/5550 (dated 23 December 2016) which comprises the demolition of existing buildings and redevelopment of the site to provide up to 420,000 sqm (gross external area) of mixed use floorspace. (See previous application record for full description of development). This application is accompanied by an Environmental Impact Assessment.

RECOMMENDATION:

That the planning committee resolve to grant permission for the proposed amendments through a variation of conditions 4, 5, 15, 16 and 25 of Hybrid Planning Consent reference 18/2214 (dated 17th August 2018) pursuant to Section 73 of the Town and Country Planning Act 1990, as amended.

That the Head of Planning is granted delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the previous consent have been replicated and the Section 106 legal agreement associated with the previous consent would also be applicable.

That the Head of Planning is 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.

That this permission, would also be bound by the Section 106 legal agreement associated with the Hybrid Consent.

Ms Hilary Seaton (Principal Planning Officer) with slide presentation introduced the report, set out the key issues and answered Members' questions. She highlighted that the application proposed amendments to the parameter plans in relation to Plots NE01, NE02, NE03, NE04 and NE05 and the Northern Park, all of which were located in the North Eastern Lands character area. No changes were proposed to any of the other plots covered by the previous planning permission (18/2214), nor any change proposed to the approved Development Specification, to the description of development, to the overall quantum of development or to any other planning condition, other than those listed above.

She continued that whilst the proposed changes to the consented development were material, they did not amount to a fundamental alteration to the previously granted outline planning permission, given the scale of the proposed changes. Ms Seaton summarised the key changes to the previously approved parameter plans as set out within the report. She referenced the supplementary report that discussed the representation by a local resident about school places within the area and the assurance provided by the Lead Member for Education, Business, Employment and Skills that any need for additional places would be met as part of the Wembley Park development.

Mr Yosef Mahmood (objector) raised concerns about the application on several issues including the following:

- Detrimental impact on residential amenities without tangible benefits to the community.
- The proposed substantial increase in the building height of NE02 by 60 metres and NE03 by 40 metres would result massive reductions in available light.
- No additional homes would be delivered.
- No additional public services, public open space or servicing arrangements.

Mr Brett Harbutt (applicant) addressed the Committee and answered Members' questions, highlighting the benefits of the application to deliver the transformative regeneration and high-quality design appropriate to Wembley's designation as an Opportunity and Growth Area, improvements to the streetscene and contribution towards Brent's Climate Emergency programme.

He added that the revision would provide better pedestrian connections, an improved layout and design, enhancements to the northern park whilst accelerating the delivery of homes, both private and affordable, along with new community spaces.

Mr Harbutt outlined the a number of key improvements to the area including stronger pedestrian connections, stronger pedestrian connections, the realignment of the plots to strengthen the street-scene on Rutherford Way and thus allowing for inset parking and servicing bays, a generous footpath, new street trees and landscaping. He continued that the change in heights and massing was a positive response to the evolving local context, accorded with the planning policies for Wembley and would make the most productive use of this sustainable site. In response to Members' questions, Mr Harbutt restated that Quintain would promote the Council's climate emergency programme and outlined some of the measures that would be put in place to achieve that. He added Quintain had made significant changes including significant separation distance to mitigate impact and loss of light to Marathon House and that the BREEAM assessment showed a negligible impact.

During question time, members raised several issues including benefits of the changes to the consented scheme, height, impact on Marathon House and future occupiers of the proposed building, provision for key workers, servicing and parking. The Principal Planning Officers submitted the following responses for Members to note:

- Officers had highlighted the benefits of the changes to the consented scheme in the report and rehearsed them in the officers' introduction.
- The height of the scheme would be lower than the UNITE student buildings and would break up the monolithic built form whilst creating a better quality of life.
- With adequate separation distance, the impact on Marathon House would be negligible and would not raise mental issues or compromise residential amenity.
- Although there were conditions for ecological benefits, the application was an outline only with reserved matters to come to Committee at a future date.

- In addition to the area's high PTAL rating and a comprehensive drop in demand for parking, measures to include Car Clubs and Travel Plans would be put in place to promote the emerging policy.
- The scheme would provide more servicing and on-street bay parking than the extant scheme and that the applicant would allow a degree of flexibility for street parking.

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 unanimously to approve the application.

DECISION: Granted planning permission subject to conditions and informatives as set out in the report.

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

4. 20/1163 1 Burnt Oak Broadway, Edgware, HA8 5LD

PROPOSAL:

Partial demolition, restoration and extension of former bingo hall (Use Class D2) to create a part-7, part-8 storey building to provide co-working space and purpose-built shared living units (Use Class Sui Generis), café (Use Class A3) with ancillary facilities and associated shared amenity space, landscaping, cycle and disabled parking.

RECOMMENDATION:

That the Committee resolve to GRANT planning permission subject to:

- A. Any direction by the Secretary of State pursuant to the Consultation Direction
- B. The prior completion of a legal agreement to secure the planning obligations set out within the reports.

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

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.

As application reference numbers 20/1163 and 20/1164 related to the same site, the Committee decided to consider together the introductions, representations and deliberations but to decide on each application separately.

Mr Neil Quinn (Principal Planning Officer) introduced the reports, set out the key issues and answered Members' questions. He highlighted that the schemes would not provide any contribution in lieu of affordable housing, as required by policy H16 of the draft London Plan. However, the robust financial viability appraisal had demonstrated that this could not viably be provided at this stage, and subject to a section 106 agreement securing both early and late stage review mechanisms, both schemes were considered acceptable. He referenced the supplementary reports that set out amendments to parts of the main report and recommended additional conditions 24 and 25 as detailed within the supplementary report, following a review of the committee report.

Councillor Kabir (ward member) spoke in support of the applications and answered Members' questions. Councillor Kabir pointed out that the designation of the Burnt Oak area with a Town Centre Officer to work with businesses and residents would be enhanced by the applications. The grant of planning and conservation permissions would address the issue of dilapidation of the Former Mecca Bingo Hall building, illegal dumping around the external perimeter, graffiti, anti-social behaviour around such an iconic building. She noted with interest, the retention of the iconic façade and central hall to add to the living and working space built around them along with a café, gym, library, leisure areas and cinema viewing room. Councillor Kabir continued that with a high PTAL rating and contributions towards the consultation for CPZ, the area would be improved for the business community including small start-up businesses and individuals requiring shared work space and local residents.

Mr Peter Jeffery (agent) addressed the Committee and answered Members' questions. Members heard that the proposals were a product of extensive consultation and design development for the historic building within Burnt Oak Growth Area that would incorporate the auditorium for co-working with high quality co-living entity. The scheme would provide flexible tenancies with built-in support and management facilities secured via S106 for a late stage review. He continued that the high quality accommodation offering substantial shared amenity spaces including lounges, gym, reading room and cinema room as well as concierge and laundry services within the flexible tenancies would enhance the business community and would be a welcome bonus for residents.

In response to members' questions, Mr Jeffery confirmed the following:

- The applicant examined various other uses including as a place of worship, family housing and a pub but were considered insufficient to generate the revenue required to maintain the building.
- The inclusive rent from £255 per week was set with a view to cost recovery over a longer-term span.
- Discussions were on-going about the selection for the best management company with the appropriate calibre of experience for the building.

In the ensuing discussions, officers confirmed that other options for the building were considered but none was considered viable and that the rigorous viability assessment with late stage review considered the scheme acceptable. Mr Mark Price (Heritage Officer) added that statutory consultees including the English Heritage were satisfied subject to the conditions recommended as set out in the report. Officers were satisfied that the scheme would offer significant public and heritage benefits by bringing a vacant and run-down listed building back into viable use. Some Members were however sceptical about the application mainly due to the room sizes and the likelihood to set a precedent for similar developments within the Borough.

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 and amended conditions and informatives set out within the Committee's main and supplementary reports.

(Voting on the recommendation was as follows: For 6; Against 2)

5. 20/1164 1 Burnt Oak Broadway, Edgware, HA8 5LD

PROPOSAL:

Listed building consent for partial demolition, restoration and extension of Grade II listed bingo hall (Use Class D2) to create a part-7, part-8 storey building to provide co-working space and purpose-built shared living units (Use Class Sui Generis), café (Use Class A3) with ancillary facilities and associated shared amenity space, landscaping, cycle and disabled parking.

RECOMMENDATION:

That the Committee resolve to GRANT listed building consent subject to the conditions set out within the Committee report.

That the Head of Planning is granted 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 granted delegated authority to make changes to the wording of the Committee's decision (such as to delete, vary or add conditions, informatives 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.

For the preamble, see item 4; application reference 20/1163

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 listed building consent subject to the conditions and informatives set out within the Committee's main report and amended condition 5 set out within the supplementary report.

(Voting on the amended recommendation was as follows: For 6; Against 1; Abstention 1).

6. 20/3502 167 Preston Hill, Harrow HA3 9UY

PROPOSAL: Demolition of dwellinghouse and erection of a three storey building comprising 6 self-contained flats, hard and soft landscaping to front creating two off-road parking spaces, extended crossover, refuse and cycle storage to front and subdivision of rear garden.

RECOMMENDATION:

That the Committee resolve to GRANT planning permission subject to the conditions set out within the Committee reports.

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 reports.

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 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.

Ms June Taylor (Principal Planning Officer) introduced the report, set out the key issues and answered Members' questions. She referenced the supplementary report that set out neighbour objections and officers' responses.

Mr Mike Frinton (objector) raised several issues of concern about the proposed development including the following;

Bulky, overbearing and out of character with the properties in the area.

Overdevelopment of the site.

Overlooking from 6 flats and thus loss of privacy by residents in adjoining properties.

Inadequate parking provisions.

Detrimental impact on residential amenities of Kinch Grove, Bellamy and John Perrin Houses

Mr Ashok Patel (objector) spoke in a similar vein added the following issues and answered Members' questions:

- There had been material changes to the plans since the end of the consultation period.
- Inadequate parking provisions including disabled persons parking places.
- Inappropriate communal gardens likely to result in loss of amenity space and noise nuisance.
- Due to its overbearing design, the development would result in loss of light.

Mr Dave Carroll (agent) addressed the Committee and answered Members' questions. He brought the following to members' attention:

- Working with officers, he had made minor amendments to ensure that the proposed scheme would overcome the previous reasons for refusal and comply with Council's policies.
- The proposal would fit well in the streetscene, adding balance to surrounding buildings.
- With adequate separation distances, the scheme would not significantly result in adverse impact on residential amenities, loss of light, sunlight, loss of privacy and overlooking.
- The night time parking survey confirmed that there would be adequate on-street parking capacity.

In the ensuing discussions, Members sought clarifications on the parking issues raised by the objectors and the reasons why the current application differed from the refused application. Mr John Fletcher (Highways) confirmed that according to the most up-to-date information, the parking provisions were adequate taking into account the PTAL rating for the area. Ms Taylor explained that the current application incorporating a 3-bed family unit had addressed issues relating to design, separation distance and amenity space.

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 as recommended within the reports.
(Voting on the recommendation was as follows: For 7; Against 1).

7. Any Other Urgent Business

Retirement.

The Chair informed the Committee that Mr Joe Kwateng (Governance Services Officer) would be retiring from the Council after 38 years of service mostly spent on the work of the Committee. Members were unanimous in wishing Mr Kwateng a long and happy retirement. Mr Kwateng reciprocated the sentiments and thanked officers and members for all the help he had received throughout the years.

The meeting closed at 7.40 pm

COUNCILLOR M. KELCHER
Chair

Notes:

- i. The meeting was adjourned at 6.55pm for 5 minutes.
- ii. At 7.00pm the Committee voted to disapply the guillotine procedure to ensure all applications were considered on the night.