



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE

Held in the Conference Hall, Brent Civic Centre on Wednesday 8 September 2021 at 6.00 pm

PRESENT: Councillor Kelcher (Chair), Councillor Johnson (Vice-Chair) and Councillors Dixon, Kennelly, Donnelly-Jackson and Maurice

Apologies for absence were received from Councillors S Butt and Chappell.

1. **Declarations of interests**

Councillor Maurice declared a non-pecuniary interest in Item 3 as he had previously attended lodges at the Harrow District Masonic Centre.

2. **Minutes of the previous meeting**

RESOLVED:-

that the minutes of the previous meeting held on 11 August 2021 be approved as an accurate record of the meeting.

3. **20/1278 - Harrow District Masonic Centre, Northwick Circle, Harrow**

PROPOSAL:

Erection of single storey extensions to western and northern elevations of existing masonic centre building (including new plant/ventilation system and drainage system), reconfiguration of existing access arrangements and creation of new additional vehicular access point (opposite Upton Gardens), incorporating alterations to existing parking provision, new refuse storage and cycle parking facilities, removal of several existing trees and planting of replacement trees and provision of both soft and hard landscaping.

RECOMMENDATION:

Resolve to grant planning permission subject to the conditions and informatives as set out in the report.

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

That the Head of Planning and Development, or other duly authorised person, 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 they are 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

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reasonably have led to a different decision having been reached by the Committee.

Liam McFadden, Planning Officer, introduced the report, set out the key issues and answered members' questions. The Planning Officer advised that the application proposed the erection of single storey extensions to western and northern elevations of the existing building, reconfiguration of existing access arrangements and the creation of a new additional vehicular access point, new refuse storage and cycle parking, the removal of several existing trees and planting of replacement trees and provision of both soft and hard landscaping.

Adam Beamish, the agent, had provided a statement which was read to the Committee covering several matters including:

- The applicant had engaged extensively with the planning authority to address the concerns which had led to a similar application being withdrawn in 2019.
- Considerable additional information had been provided in response to requests from officers, including information relating to the number of people attending existing events.

In response to questions from members, Adam Beamish made the following points:

- The Harrow District Masonic Centre currently had 8-10 uses per day by local charities, societies and residents' groups and non-masonic uses, such as a bridge club, arts society meetings and parent and toddler groups.

In the ensuing discussion, members raised several issues including impact on residential amenity, ecology, drainage and cycle parking provision. Officers then clarified a number of key points including:

- Overall, the impact of the proposal on surface flooding was considered to be minimal and would be acceptable. The proposed extension would be located in the middle of the building which itself was surrounded by soft landscaping and the new access road would also be surrounded by soft landscaping. A Drainage Strategy had been provided by the applicant which demonstrated that existing drainage systems would be used which were considered sufficient to manage potential impact.
- The proposal would facilitate an existing use rather than create a new one and, as such, it was not considered that the proposal would result in any materially greater impact on neighbouring amenity in terms of noise impacts.
- A condition was recommended to secure an appropriate form of cycle parking. Six cycle spaces would be provided by the use of three Sheffield stands, and the numbers of short stay cycle parking would be extended by eight spaces provided by the use of four Sheffield stands.
- As the site was not designated as an area of ecological importance, there was no requirement for an Ecology Assessment to be undertaken. Regardless, there would be no loss of trees as part of the proposals and any areas of greenery would be left untouched. Soft landscaping would be provided where the existing road would be narrowed which would provide further ecological benefits.

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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.

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

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

4. Any Other Urgent Business

None.

The meeting closed at 6.25 pm

COUNCILLOR KELCHER
Chair