



LONDON BOROUGH OF BRENT

MINUTES OF THE PLANNING COMMITTEE Wednesday 22 July 2020 at 6.00 pm

PRESENT: Councillors Denselow (Chair), Johnson (Vice-Chair), S Butt, Hylton, Kennelly, Maurice and Sangani.

ALSO PRESENT: Councillor Neil Nerva .

Apologies for absence were received from Councillors Chappell (substitute Councillor Kennelly) and Mahmood.

1. **Declarations of interests**

None.

Approaches.

All Members declared that they had received emails relating to the planning applications for Lowther Road and Aneurin Bevan Court.

Councillor Denselow declared that he had attended a meeting of QPARA that discussed Ark Franklin Academy School.

2. **Minutes of the meeting held on 10th June 2020**

RESOLVED:-

that the minutes of the previous meeting held on 10th June 2020 be approved as an accurate record of the meeting.

2. **Minutes of the last meeting held on 24th June 2020**

RESOLVED:

That the minutes of the previous meeting held on 24th June 2020 be approved as an accurate record of the meeting.

3. **20/0762 Ex Marylebone Boy's School, 60 Christchurch Avenue, London, NW6 7BH**

PROPOSAL:

Erection of a four storey SEN school (Use Class D1); creation of external play space, provision of waste storage; creation of a new vehicular crossover from Christchurch Avenue; alterations to boundary treatment with associated landscaping

RECOMMENDATION:

Grant planning permission subject to 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.

To GRANT planning permission subject to the prior completion of a legal agreement to secure the planning obligations set out within the report.

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

To grant planning permission subject to conditions and informatives set out within the Committee report.

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 and Development Services 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.

Ms Paige Ireland (Planning Officer) introduced the report setting out the key issues and answered members' questions.

Mrs Hilary Collard (in remote attendance) objected to the proposed development for several reasons including the following:

- Too many schools already in the area
- Illegal parking and traffic infringements, congestion and inadequate on-site parking.
- Impact on road and pedestrian safety.
- A four-storey development could not be substantiated as the school was situated on a smaller plot area with a restricted access which would cause blockages as children entered and exited the main gate.
- Unreasonable noise nuisance, disrespectful to the area's residents.
- Insufficient trees

Mrs Janine Jardin (applicant in remote attendance) spoke in support of the application and answered Members' questions. She highlighted the following:

- The Trust was asked by Brent local authority to open The Avenue Special school to support Brent's increasing need for special school places. This would be both cost effective and environmentally sound as pupils would not have to be transported out of Brent to another borough.

- The Avenue school would be for a maximum of 104 pupils with Autism and complex learning difficulties who would receive high levels of support and care.
- The use of the outside spaces in small groups with a high ratio of pupils to teaching staff would reduce impacts of noise during the day.
- Most of the pupils would be dropped off by LA transport each morning and picked up at the end of the day within the site with up to 10 pupils arriving in the same vehicle. This arrangement would ensure minimal traffic impact on local residents.
- The school would offer local residents the chance to use its large halls, purpose built cafe, gym and grounds.
- The design of the proposed development would respect the residential amenity currently enjoyed by the neighbours.
- There would be lots of cycle storage space on site as staff would either cycle or use public transport to travel to work.
- The community engagement sessions that discussed the proposal had been highly positive.

In the ensuing discussions, Members raised questions around a number of issues including transport impact, air quality and landscaping. John Borrowes (Highways) confirmed that a travel plan would be implemented that would result in no car usage on the site. Members heard that the use of local authority buses with staggered system for pick up and drop off would further address the transport impact and that any issues arising would be dealt with via the travel plan. It was added that additional trees would be planted at the front of the site to increase visual amenity.

DECISION:

Granted planning permission as recommended.
(Voting on the recommendation was unanimous).

4. 19/4444 Unit 2, 2 Lowther Road and Units 3, 4 & 4A Lowther Road, Stanmore, HA7 1EP

PROPOSAL: Demolition of existing buildings and redevelopment of the site to provide a part -2, part-4 and part-6 storey plus basement development comprising self-contained residential units (use class C3) and commercial floor space (Use class B1c) together with associated private and communal space, car parking and cycle storage and public realm improvements (amended description) subject to Deed of Agreement dated xx xx 2020 under Section 106 of the Town and Country Planning Act 1990.

RECOMMENDATION:

That the Committee resolve to GRANT planning permission subject to:

1. Any direction by the Secretary of State pursuant to the Consultation Direction
2. The prior completion of a legal agreement to secure the planning obligations set out within the report.

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 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, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.¹²

Ms June Taylor (Principal Planning Officer) introduced the report setting out the key issues and answered Members' questions. She referenced the supplementary report which corrected the figures for employment floorspace and provided further context for the level of affordable housing proposed.

Ms Susanne Boodram (in remote attendance) objected to the proposed development on several grounds including the following:

- Detrimental effect on the character of the neighbourhood.
- Over-development of the site without adequate infrastructure.
- Potential for noise and disturbance.
- Overlooking to other properties.
- Loss of privacy.
- Obstruction to sunlight from garden and home.

Mr Giuseppe Cifaldi (agent, in remote attendance) addressed the Committee and answered Members' questions. Members noted the following submissions:

- The proposals would deliver a range of benefits; including design-led, high quality homes, and new workspace that would enhance both the employment and industrial capacity of the site.
- The site was located within an area designated within the new Local Plan for co-location of both industrial and residential uses.
- The existing units would be redeveloped to deliver more and better employment floor space with an enhanced industrial capacity resulting in the potential for more jobs from the site.

- The scheme had been designed to minimize impacts on surrounding properties and staggered at upper levels through a series of set-backs and recesses.
- There would be a 9-metre separation from the eastern boundary and 18m gap on the western edge in compliance with the Council's adopted design guidance.
- The development proposed 7 shared ownership homes. The Council's independent viability consultant had reviewed and confirmed that this was the maximum viable amount. In addition, a late stage review to determine whether any more affordable homes could be delivered at a later date had been agreed.
- Highways officers had reviewed the car parking and servicing strategy for the development and considered it acceptable.
- The development would not add to local traffic or on street parking.
- As a car free development the s106 agreement would ensure that new residents would not be to apply for parking permits on Lowther Road.
- The applicant's contribution towards the implementation of the CPZ would ensure that parking along Lowther Road would be managed when the development was completed.

Officers then responded to members' questions in respect of employment space provisions, affordable housing and the independent viability assessment coupled with late stage reviews, and daylight and sunlight assessment. Officers added that due to the separation distance there would be no discernible impact or overlooking to the properties in Turner Road.

DECISION:

Granted planning permission as recommended.
(Voting on the recommendation was unanimous).

5. 20/0568 Aneurin Bevan Court Garages, Coles Green Road, London

PROPOSAL:

Demolition of garages and erection of a three storey building comprising 9 self-contained flats; provision of waste storage, car and cycle parking with amenity space and associated landscaping

RECOMMENDATION:

To grant planning permission subject to conditions and informatives.

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.

Ms Paige Ireland (Planning Officer) introduced the report, setting out the key issues and answered Members' questions. She drew Members' attention to an amendment to condition 2 as set out within the supplementary report.

Mrs Neela Goyal (objector, in remote attendance) raised a number of issues and answered Members' questions, including the following:

- The current drying area was a hotspot for anti-social activity as it was being used to store stolen scooters, bikes, drinking, fly tipping and rubbish disposal.
- Loss of privacy and overlooking to her kitchen area and she requested additional hedge planting.
- Requested a gate on the exit leading to Coles green road to prevent non residents walking through the area and to prevent thoroughfare.
- Requested scooter parking spaces with one for her husband.

Mr Ranjith Wijesinghe (objector, in remote attendance) raised several issues including the following:

- Health and safety concerns and lack of a number of environmental and health and safety report as listed in his submitted statement.
- Lack of adequate infrastructure relating to the existing sewer system and highways for safe habitable environment to the existing occupants.
- The proposal would contravene a number of planning policies as set out in his statement.
- The proposal would affect the value of existing houses in the area.

In responding to issues raised above, Mr Gerry Ansell (Head of Planning) advised the Committee that adequate environmental controls were in place to address the planning related matters raised. As most of the issues were outside of the planning regime officers offered to signpost the objector to the appropriate departments.

Kerry Csuka (agent, in remote attendance) submitted the following in support of the application:

- The redevelopment of the under-utilised brownfield site would provide 9 new homes for genuinely affordable London Affordable Rent, significantly exceeding policy requirements homes and supported by planning policy.
- The design of the proposed 3-storey building with flat roof and projected balconies would respect the scale of the existing Aneurin Bevan Court buildings.
- The proposal would protect the privacy and amenity of neighbouring properties with an 18-metre separation distance between all habitable room windows at Aneurin Bevan Court.
- The submitted daylight and sunlight report confirmed that neighbouring properties would retain acceptable levels of daylight, sunlight and outlook with the proposal in place.

- The proposal would provide high-quality living standards with all homes exceeding minimum internal space standards and benefitting from private amenity space in the form of a ground floor garden or balcony.
- The proposed level of car parking fully complied with Brent's maximum parking standards.
- 28 trees were proposed to be planted as part of a comprehensive landscaping and tree replacement strategy to replace the 9 low quality trees to facilitate the proposed development, an approach supported by the Council's Tree Officer.
- Over 2,300 sqm of communal amenity space would be retained and enhanced, through the provision of a new drying area, new planting and pathways both within the courtyard area and along the estate frontage.

In the ensuing discussions, Members took note of the comprehensive advice by Mr Lawrence Usherwood (Principal Tree Officer), officers' advice to signpost the other objectors to the appropriate department and the fact that recommended conditions would address the planning related matters. The provision of disabled parking spaces and the amount of external amenity space were discussed. Members were in agreement with the request for additional screen planting, installation of gates to every exit and the provision of disabled car parking space.

DECISION: Granted planning permission as recommended as amended in condition 2 (approved plans) to include the revised drawings, as set out within the supplementary report, additional conditions for additional screen planting, installation of gates to every exit and the provision of disabled car parking space. (Voting on the amended recommendation was unanimous).

6. 20/1188 Ark Franklin Primary Academy, Harvist Road, London, NW6 6HJ

PROPOSAL:

Erection of single storey art studio building

RECOMMENDATION:

To grant planning permission subject to conditions.

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 report.

That the Head of Planning and Development Services 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 Damian Manhertz (Development Management Area Team Leader) introduced the report, highlighting the key issues and answered Members' questions.

Councillor Nerva (ward member, in remote attendance) spoke in support of the application adding that it would greatly benefit the community, but expressed concern regarding the lack of pre-application consultation.

Mr Richard Johnson (objector, in remote attendance) spoke on behalf of Queens Park Area Residents' Association (QPARA) and whilst he acknowledged the need for an art studio raised several concerns including the following:

- The appropriateness of the construction materials to withstand the weather over time so that it would detract from the character of Queens Park Conservation Area.
- The height and position of the proposed building could adversely impact the conservation area and vistas to the school.
- Inadequate location for the proposed building.

Ms Janine Ryan (Executive Head) and Mr Andy Martin (Agent) in remote attendance addressed the Committee. Members noted the following from Ms Ryan's statement read out to the meeting:

- The studio would be located in the playground adjacent to the gate on Harvist Road, allowing ease of access after-hours to community groups.
- The construction materials and the design would preserve and enhance the Conservation Area status.
- Additional planting was proposed to enhance the area.

In response to Members' questions, Mr Martin stated that 345 of Franklin's parents and local residents completed a survey in support of the art studio and that the proposal followed the feedback received at the pre-application stage.

Following Members' questioning, officers submitted that the Council's own consultation complied with legislation and its Statement of Community Involvement (SCI) and that information supplied had indicated that the construction materials would be weather resistant, given normal maintenance to resolve any wear and tear. Officers added that although they could not recommend a condition on maintenance, the Council had enforcement powers if the look of the proposed building became unsightly. Officers highlighted the importance of the quality of the materials and highlighted that details would be secured through condition.

DECISION: Granted planning permission as recommended.
(Voting on the recommendation was unanimous).

7. 19/1388 Claremont High School, Claremont Avenue, Harrow, HA3 0UH

PROPOSAL:

Construction of an additional floodlit artificial grass sports pitch and cricket practice facility with incorporated batting cages, installation of 12 floodlights, erection of high boundary fences with associated gates, formation of pedestrian access stairs and ramp.

RECOMMENDATION:

To defer the application to a later planning committee meeting.

Officers informed the Committee that it had come to light that some of the supporting documents were not available to view on the public web site. The deferral would therefore allow re-consultation to be undertaken and any further comments to be considered.

DECISION: Deferred to a later planning committee meeting.

8. Any Other Urgent Business

None.

The meeting closed at 8.42 pm

COUNCILLOR J. DENSELOW
Chair