

Minutes of BRAT Committee Meeting

7th July 2015

Present: David Evans (chair)	Mary Loughnan,
Jane Clist (secretary)	Caroline Lynch
Judy Easter	Mary O'Connor,
Al Forsyth	Paul Pelham
Brian Glasser	Paul Schulte
Fatma Kayham	Kamilla Williamson

Apologies: Annette Morreau, Anna Smith, Councillor John Duffy, Annaliese Richards, Wendy Roberts

1. Minutes of meeting held on 19th May 2015

The minutes were confirmed.

2. Burton Road bike sheds

BEST were setting up bike sheds, funded through Brent Council, near the playground in Burton Road. This was a heavily used parking area and BRAT had submitted suggestions of where yellow lines could be removed in order to make space for cycle storage. Caroline would re-send the relevant email to David.

3. Willesden Lane improvements: minute 4a of 19th May 2015

Noted that some trees had been planted, but were not being watered. Some residents were now watering them. Agreed to send an email round to encourage people to water trees. Some tree stumps that had been left for nearly two years had been reported to the Council by Caroline.

Kerb height had been lost in Willesden Lane so that the next time it was re-surfaced the tarmac would need to be removed before more tarmac was laid. Also noted that there was still no pedestrian crossing. Al would send David the name of the appropriate officer at Brent so that he could request follow up action on the works in Willesden Lane.

4. Problem properties: minute 10 of 19th May 2015

Noted that 13 Plimpton Road still had a boarded-up window and that the property belonged to Genesis Housing Association. Mary O'Connor would take this up with Genesis in person at their head office in Camden. Also noted that there were several other properties in BRAT's area that were in a poor state. Agreed to send photo's and addresses of problem properties to David, who would write to Brent Council after discussion with Councillor John Duffy, with a view to having 'clean up' notices issued.

5. Website and webmasters: minute 5 of 19th May 2015

Noted that Matt had been too busy to offer any training, but Kamilla offered to help with posting messages. David would follow up with Matt and copy in all those interested.

6. 37 Streatley Road planning application: minute 8 of 19th May 2015

Noted that the planning application had been withdrawn and re-submitted with the additional information that the other leaseholder and joint freeholder had been informed. Any objection needed to be re-submitted. If there were any objections, the application would have to go to a committee. Agreed that Al would object on behalf of BRAT, citing the large size of the light wells, the design of the footings, which would project across the boundary of the neighbouring property, and the height of the water table. He would also ask that the refurbishment of the pavement and the provision of a construction management plan be made conditions of the work going ahead.

Noted that Brent Council had no basement policy and that the design guidelines had not been updated for more than 20 years. Agreed to ask Brent Council to issue design guidance for basement developments in conservation areas.

7. Buckley Road

Noted that a property in Buckley Road had undergone a basement conversion, the registration of flats, erection of a rear extension and conversion of half the back garden into a permanent storage area, reducing the open space.

The Council had said they would make a site visit to investigate. There were several enforcement orders which the planners could choose to follow. Agreed to send photos to the Council. The planning officers were Simon Westmorland and his superior, Steve Week.

8. Dyne Road developments: minute 6 of 19th May 2015

Noted that BHP had revised proposals for the North site, which now comprised 3 terraced houses. However, the new government had brought in new housing policies which required local authorities to sell off valuable properties, so the existing proposals would not go ahead, but BHP would produce a different plan. Al had contacted the owner of 1A Dyne Road and the managing agent of 1B regarding their reaction to the proposed developments, but had had no helpful response.

Al had also been in touch with London Underground regarding the upgrading of Brondesbury Station. London Underground had the funds to put lifts into the station by 2019 and they were under pressure to do so. London Underground would be interested in a scheme to further improve the site, but they lacked funds for this and would need a developer to lead it. The site belonged to Network Rail.

9. Kilburn Neighbourhood Forum: minute 2 of 3 March 2015

Noted that the inaugural meeting of Kilburn Neighbourhood Forum would take place at 18.00 on Wednesday 8th July at the Betsy Smith public house, 77 Kilburn High Road.

10. Proposed change of venue for meetings

Noted that the Tricycle Theatre would, in future, charge £20 per meeting for the use of a room. The Music Institute in Dyne Road had offered to host BRAT meetings free of charge. Al would ask them about access.

11. Chair

Noted that David would stand down as Chair at the next AGM.

12. Planning applications

Noted that AI would submit an objection to the planning application which had been put forward concerning change of use to the property at 85 Willesden Lane.

David would follow up with Brent Council the issue of the solar panels that had been added to 49 Torbay Road without planning permission.

Noted that the latest planning application for the site of the Scout hut did not include any amenity space. As this had been the reason the previous applications had been refused, the current application was not expected to succeed.

13. Date of next meeting

The next meeting would be held on Tuesday 15th September at 19.30 at a venue to be confirmed.