

Agenda Item 03

Supplementary Information Planning Committee on 4 November, 2020

Case No. 20/0967

Location	Wembley Park Station Car Park and Train Crew Centre, Brook Avenue, Wembley, HA
Description	Comprehensive mixed-use redevelopment of the site comprising the phased demolition of the existing buildings and structures on site and the phased development comprising site preparation works, provision of five new buildings containing residential uses, replacement train crew accommodation and flexible retail floorspace, basement, private and communal amenity space, associated car parking (including the part re-provision of station car parking), cycle parking, refuse storage, plant and other associated works.

Agenda Page Number: 15 - 78

Update on temporary blue badge parking obligation and further equalities impact analysis

As set out in the committee report, the loss of the blue badge parking spaces during construction has the potential to impact station users with protected characteristics and it is therefore considered necessary to require the evaluation of measures to mitigate this potential impact if possible.

The applicant has set out in the submitted Construction Method Statement (CMS) that it is not feasible to provide the spaces on-site during construction. The CMS also sets out the use of the frontage for construction access and logistics, which could prevent the provision of temporary disabled parking in this location during construction.

It is proposed that the Section 106 includes obligations to require the applicant to further evaluate the potential to provide some temporary blue badge parking on-site or on the adopted highway immediately adjacent to the site during construction, but if this is not feasible, to provide funding through to allow the Council to evaluate the provision of on-street temporary disabled parking in other locations on the adopted highway near to the site, and / or in other locations, which could include the provision of additional disabled parking spaces in nearby stations with step free access, such as the Brent owned car park at Kingsbury Station. The precise wording of the Section 106 legal obligation would be agreed by the Head of Service on advice from the Council's legal team. It is possible that it may not be feasible to re-provide all of the blue badge spaces that are currently available. However, the measures set out above are considered to represent an appropriate strategy to ensure that the potential impacts are mitigated as much as possible.

Correction in relation to the committee report

In connection with the above paragraphs and paragraph 171 in the committee report, this paragraph states that the applicant's funding of the delivery of temporary disabled parking bays along Brook Avenue will be secured through a Section 278 agreement within the Section 106 agreement. It should be clarified that this does not reflect the approach for addressing this that has been reached and this is instead detailed above.

Change to condition 32 (privacy and screening)

In connection with paragraph 74, bullet point 3 of the committee report, the applicants have submitted plans with a minor revision which sees the windows serving the bedrooms which have a reduced privacy having been repositioned slightly to the west, so that a part of the window to the affected bedrooms would have unobstructed outlook. Whilst this would address the outlook concern, the privacy issue would still remain with this arrangement. As a result of this change, condition 32 will be changed to continue to require details of screening to be submitted but to no longer require details showing the relocation of windows, as the latest plans now already achieve this.

Recommendation: Continue to grant, subject to conditions, Section 106 obligations and referral to the Mayor for his Stage 2 response, as well as the changes to those obligations as outlined above.

DocSuppF

Document Imaged

DocSuppF
Ref: 20/0967 Page 1 of 2