

Agenda Item 09

Supplementary Information

Planning Committee on 9 March, 2016

Case No.

15/5394

Location Yellow Car Park, Fulton Road, Wembley
Description Reserved matters application in relation to outline planning permission 14/3054. This application relates to Plots NW07 and NW08 for the construction of two buildings with two cores each ranging from 2 to 17 storeys in height, providing 361 residential units (within private, intermediate and affordable rented tenures), with private communal residential landscaped gardens, 59 car parking spaces for residential use, and 3,578 sqm (GEA) of commercial space for either Class A1 or A2 (Retail), A3 (Café and Restaurant), A4 (Drinking establishments), A5 (Hot food takeaway), B1 (Business) and/or D2 (Leisure and Entertainment), ancillary space, and associated plant, cycle storage for 584 bicycles, refuse provision and associated infrastructure including the creation of "West Olympic Way".

The application has been submitted pursuant to conditions 1 (Layout, Scale, Appearance, Access and Landscaping); 8(c) Layout details; 8 (8(d) Highways layout; 8(e) Cycle storage; part condition 8(f) Parking (excluding allocation); 8(h) Access; 8(i) Daylight; 8(k) Wind); 9 (Noise); 12 (Noise); 20 (Vehicular access); 23 (Sustainability Implementation Strategy); 28 (Affordable Housing Storage).

This application also provides information pursuant to the S106 obligations below, with regard to Plots NW07 and NW08:

4: Affordable Housing, 10.5 Demolition, 12 Sport and Play Space, 19 Brent Access Forum.

Agenda Page Number 115:

At the Committee Site Visit, clarification was requested on a number of matters which are detailed below.

Clarification regarding relationship between building and Olympic Way

The proposed building in Plot NW08 will be sited approximately 5 m from the edge Olympic Way. Olympic Way is approximately 30 m wide. The central 20 m is required to allow egress for Stadium crowds. This leaves a space of 5 m between the pedestrian flow and the sides of Olympic Way. The lower (commercial) element of NW08 will therefore be 10 m from the pedestrian flow. Consequently the proposal will not have any significant effect on stadium crowd flows and is considered acceptable.

Concern regarding Use Class A4 premises fronting on to the new street (West Olympic Way) due to potential noise and disturbance of residents.

Quintain has confirmed that they will accept a condition which specifies that Use Class A4 uses cannot be brought forward within the units fronting "West Olympic Way" unless otherwise agreed in writing with the Council.

It was suggested that one of the units should be specifically proposed for community uses.

Currently the application proposes retail (A1-A4), B1 and D2 uses for a number of units on West Olympic Way. They are all relatively small in size and are generally not considered suitable for general community use, such as a community hall. A community hall is also being constructed at present by Quintain within "Alto". However, Quintain community consider that a community based use such as a charity occupier of the B1 space, an opticians, pharmacy or dentist, would be appropriate within one of the units. They have specified that they would accept a general condition to identify a community based use (unless otherwise agreed with the Council).

Yellow pavilion

The following information has been provided by Quintain in relation to the yellow pavilion.

Document Imaged

The Yellow Pavilion is a social space for the community in and around Wembley Park. There is a drop-in session on Wednesdays when people can come in, see the space, and talk to us about their ideas and as a result, we have a growing programme of activity arranged by local people, for local people, ranging from exercise classes and arts and crafts, to mental health services and jobsearch.

Prior to the completion of the permanent community hall in NW06 which is currently under construction, and following the commencement of construction for NW07/08 (an overlap of around 18 months), the intention is that the unoccupied space within Forum House will be fitted out by Quintain and used as a replacement community venue. The facility in Forum House will be in operation for around 18 months.

NB. The unoccupied space in Forum House referred to above, is the Creche space that is accessed from Lakeside Way. It was intended to be provided as a nursery but has planning permission for general D1 usage. The fitting out of this unit to provide the temporary (18 months) of general community space would help to ensure that the space can be let as in the future as the high fit-out costs, which include the provision of a platform lift for disabled users, have reportedly deterred some potential occupiers of the space.

Quintain have specified that the Yellow Pavilion is not sufficiently robust to be moved within Wembley Park again and is unlikely to stand being moved to another site. However, they are prepared to review this with another organisation with a suitable site who can undertake the removal and reconstruction works directly.

PRS units

The PRS units will be operated by a wholly owned subsidiary of Quintain known as Tipi. It is intended that the PRS units will remain a rented product in perpetuity.

Servicing from Olympic Way

A statement has been received from Quintain confirming that they accept a condition that the use of Olympic Way for vehicles will be prohibited unless otherwise agreed in writing with the Council.

Recommendation: Grant planning permission subject to the conditions set out in decision notice and additional conditions to secure (unless otherwise agreed in writing):

- restriction of the use of the commercial units fronting "West Olympic Way" to exclude Use Class A4;
- the approval of a revised servicing plan which excludes the use of Olympic Way by vehicles; and the approval of details of a "community" use within one of the non-residential units,