

## Agenda Item 04

### Supplementary Information Planning Committee on 9 May, 2016

Case No. 15/4714

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Location	MAHATMA GANDHI HOUSE, 34 Wembley Hill Road, Wembley, HA9 8AD
Description	Demolition of existing office building and redevelopment to the site to provide a part 10 and part 21 storey building from podium level with 1,416sqm of A1 floorspace and 133sqm of flexible A1, A2 and A3 floorspace on the ground floor and 198 residential units (use class C3) above with car parking, communal and private amenity space, public realm improvements, landscaping and other associated works (revised description).

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#### **Members Site Visit**

Members visited the site on Saturday 7 May 2016. The following issues were raised:

#### Clarification on the quality of the trees to be lost

Four of the trees to be lost are category B trees and the remainder of the trees (16 in total) are category C trees. Category B are defined as those of moderate quality with an estimated remaining life expectancy of at least 20 years; and category C trees are defined as of low quality with an estimated remaining life expectancy of at least 10 years.

#### Further details on the cantilevered upper floors

The cantilevered upper floors of the building will overhang the lower floors by 1.16m.

The upper floors maintain a distance of 9.5m to the front edge of the pavement on South Way (7.4m maintained from the projecting balconies at level 2 upwards within the east tower to the front edge of the pavement on South Way) and a distance of 25m to the proposed building SW01 at south west land (being considered under application reference 14/4931), and a distance of 24.4m to 32m to the proposed building SW02 at south west lands (excluding the overhanging balconies).

The upper floors maintain a distance of 5.7 to 9.8m to the front edge of the pavement on Wembley Hill Road. A minimum distance of 20.4m is maintained between the west building and the buildings on Wembley Hill Road. It should be noted that the buildings on Wembley Hill Road are much closer to the road with a pavement width of approximately 3.6m compared to this building providing a pavement width of 5.7m to 9.8m. They are also lower in height.

The cantilever has been incorporated as a design feature. When considering the appearance of the building, potential effects on the streetscene and the relationship with adjoining sites, officers considered the location of the upper floors of the building. The proposed building is considered to be set well back from the carriage way, providing significant improvements to the public realm with regard to its design and depth from the carriage way. Officers consider that the proposals will improve rather than detract from the streetscene.

#### Clarification on the distance to "red" car park.

The "red" car park is around 170m from the site, and is well placed for customers of the proposed retail store.

#### Disabled parking for retail units

Officers in Transportation have advised that the "red" car park is available for public town centre parking. Disabled visitors can also use their Blue Badges to park in the Mostyn Avenue bays which are situated opposite the site if they wish to park closer to the retail unit.

The proposed loading bay will also offer scope for disabled parking, as Blue Badge holders may park on double yellow lines for up to 3 hours, as long as there are no loading restrictions. It should be noted that the

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existing loading restrictions are to be removed. Nevertheless, there is scope to extend the lay-by further to accommodate a disabled parking space if this is required by members, through Section 278/38 works to the highway, secured within the Section 106 agreement.

### CPZ Contribution

Officers in Transportation have advised that for a CPZ contribution, the main development in the area is Quintain's revised Masterplan. There are about 1350 dwellings (excl. car-free housing) in the area across which the Council would probably look to bring in a CPZ and if each of these is offered a £56 parking permit (up to 130gCO<sub>2</sub>/km or 1200cc) for three years, this would cost about £225,000. The proposed development provides approximately 5% of the units, so a contribution of £10,000 would be sought.

### Other matters

To reflect the update in the tenure split to provide 20.2% affordable housing, revisions have been made to the Schedule of Areas and Accommodation, Level 6 Floor Plan and Pages 90 and 91 of the Design and Access Statement. It is recommended that condition 2 is amended to reflect the revised plans/information.

### Amendments to conditions

The agent has requested that a number of minor amendments are made to the conditions. These mainly relate to time triggers for discharging the conditions, together with queries on whether conditions 8 and 11 duplicate each other and the specifications of condition 24. Your officers request that these can be reviewed under delegated authority, in the event that planning consent is forthcoming.

### **Recommendation:**

**Remains approval subject to conditions as set out after paragraph 177 of the main committee report (with minor amendments as discussed above) and the completion of a satisfactory Section 106 Agreement to include CPZ contribution and any revisions to the lay by in front of the site to accommodate a disabled parking bay.**

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