

Agenda Item 06

Supplementary Information Planning Committee on 9 May, 2016

Case No. 15/3950

Location	1C Carlyon Road, Wembley, HA0 1HP
Description	Demolition of former print workshop and redevelopment to provide a part four, part five and part six storey building to accommodate 28 flats (8 x 1bed, 17 x 2bed and 3 x 3bed units) with associated vehicular crossover, car and cycle parking spaces, bin stores, amenity space and landscaping (revised description)

Agenda Page Number: 127-158

Members Site Visit

Members of the Planning Committee attended a site visit on Saturday 7 May 2016. The following issues were raised:

CPZ contribution to be sought

Officers in Transportation have advised that for the CPZ contribution, a sum of £13,000 would be proportional to the sum of £60,000 provided by the development at the adjoining 255 Ealing Road site. Therefore a sum of £13,000 is sought.

Need for visitor space to be provided

In the event that members wish to see a visitor space provided within the site, there is scope to replace one of the off-street bays within the frontage with a visitor space, as the number of disabled bays on site are in excess of one space.

Such details can be secured by condition.

Parking arrangement - how allocated and clarify cost of parking

Your officers recommend that a condition is secured requiring the approval and implementation of a car park management plan. This should set out how the car parking spaces will be allocated between the different tenures with a requirement that half of the spaces should be of the affordable units, together with clarification on the cost of car parking. It should be noted that at the site visit the agent confirmed that the parking spaces would be free for the affordable units.

Other matters

Clarification on internal floorspace of Flat 22

Within the main committee report in paragraph 28, it refers to the floorspace of Flat 22 being below London Plan standards. The agent has confirmed that Flat 22 is a two bedroom 3 person flat. It has a floorspace of 64sqm which meets London Plan requirements. A revised schedule of accommodation has been submitted to reflect this, and the list of approved documents set out in condition 2 will be amended accordingly.

Recommendation:

Remains approval subject to conditions set out after paragraph 91 of the main committee report and completion of satisfactory legal agreement which includes the addition of a CPZ contribution, together with an update to condition 2 and an additional condition being secured requiring details of a car park management plan and the need to provide a visitor space if requested by members.

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