

Agenda Item 09

Supplementary Information Planning Committee on 8 June, 2016

Case No. 16/0857

Location	76 Burnley Road, London, NW10 1EJ
Description	Change of use from Use Class B2 (Car Repair Garage) to Use Class A1 (Retail), partial demolition, installation of plant equipment and associated external alterations.

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Members were given a range of photographs of the site a week prior to Committee. There have been no Member questions.

Additional information

The applicant has submitted information concerning the three stated reasons for refusal, as follows:

- (1) reiterated their view that they believe the Sequential Test has been satisfied;
- (2) an outline of the employment benefits to the store, including a competitive salary, pension scheme and an employee assistance programme;
- (3) reiterated their view that the improved choice and competition, creation of new jobs and enhanced access to retail provision outweighs the loss of an employment site; and
- (4) a transport Safety Audit with supporting information.

Your officers have considered the further information provided in points (1)-(3) inclusive and conclude that no further material considerations are raised. The additional information does not significantly alter the weight your officers have given to the merit and harms of the scheme and as such the employment and sequential test reasons for refusal are not overcome.

The safety audit is considered further.

The Safety Audit unfortunately does not address all of your officers' concerns, as there will remain some elements of potential unacceptable conflict between pedestrians, cyclists, cars and servicing vehicles.

Additionally, there remains no confirmation of permission from Transport for London (TfL) for the relocated bus stop; further, the provision of an on street loading bay is reliant on a consultation and this cannot be guaranteed by the Highway Authority as residents may (quite reasonably) object to the loss on street parking along their frontage as well as having a bus stop located outside their house.

Your officers have discussed this with the Traffic Team within the Highways and Infrastructure Unit, and there is consensus that the relocation of the bus stop, which is further away from the station and results in the loss of parking, is not acceptable and would not be supported by TfL.

Your officers reiterate that both the Council records and the applicants own survey proves that Burnley Road is a heavily parked street and therefore the loss of any on street parking is not acceptable and is likely to be objected to by local residents and businesses.

The Safety Audit does not significantly alter the weight your officers have given the merit and harms of the scheme and as such the Highway safety reason for refusal is not overcome.

Further representations

Councillor Long has objected to the scheme, however has not stated the grounds for that objection, and asked that should the application be approved, a condition be imposed to secure the following:

- (1) All the delivery vehicles to be restricted to a stated small size.
- (2) Ensure that there is no noise and/or vibration pollution from refrigeration units, air conditioning units and all other equipment.
- (3) Ensure that the current parking regulations in the area are observed.

Recommendation: Remains Refusal

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