

## Agenda Item 07

### Supplementary Information

**Planning Committee on 14 December, 2016**

Case No.

16/4257

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Location	Ealing Road Library, Ealing Road, Wembley, HA0 4BA
Description	Landscaping to library forecourt with addition of café (A3) and community and enterprise hub (B1/D1) modular units. Alteration to existing public highway including provision of additional footway, stopping up of part footway, and alteration to existing highway access. Replacement of windows and doors in library street facade. Gate to frontage.

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Following completion of the committee report, a further 2 letters of representation has been received. One is from the site immediately to the south, and supplements the representation made previously following the second of the consultation events at the library. The comments are summarised as follows:

- Concerns raised that the proposal would further increase the possibility of visitors using their site to park.
  - This is considered to have been addressed within the main report.
- Assurances sought that the café use will not generate noise, steam or odour which would affect neighbouring amenity.
  - A condition is suggested which would require details of this to ensure that there is no detrimental impact.
- Concern that more refuse will be created, and it is unclear where it would be stored and how frequently it would be collected. Concerns that this could exacerbate an existing problem with odour and vermin.
  - This is considered to have been addressed within the main report.
- Concern that the existing post box should not be relocated from the site.
  - Royal Mail is aware of the intention to move the post box and has raised no objection. Although a new location has not been formally agreed, the intention is not to move the post box further than is required.
- Concern that an element of the development would encroach on the public highway in front of this neighbouring site, and potentially affect access.
  - There is no desire to infringe access to this site, or any others, and access would be maintained.
- Concerns remain about health and safety of children who are unsupervised when in the rear garden, and climbing over the fence.
  - This is considered to have been addressed within the main report.

The second is from a neighbouring resident of Lyon Park Avenue. The comments are summarised as follows:

- Concerns raised about the loss of car parking and the impact on the wider town centre, given that Montrose Crescent car park is to be removed.
  - This is considered to have been addressed within the main report.
- Concerns that Ealing Road is already congested, and the increase in the number of events at the site and potentially at Wembley Stadium when Tottenham Hotspur play home games there, and potentially Chelsea the season after.
  - The site is within a CPZ, with restrictions on match days. Whilst this in itself would not

address all traffic issues, the proposal is not anticipated to materially increase traffic, as it is one site within a town centre. Details of the number and types of events at the site, and how they would be managed, would be the subject of the management plan required by condition.

- The events at the site have potential to cause environmental and noise pollution, especially if events run from 9am to 11pm, with setting up and clearing up or dispersal taking place outside of these hours. All local roads need to be kept open.
  - A condition requiring a management plan to be submitted to include, amongst other things, hours of use for the space is proposed. It is agreed with that events should not take place too early or too late as there are some residential uses nearby. The precise details would need to be provided by the applicant, which would need to be approved and accorded with. There is no plan to close any local roads for particular events.
- The new facilities must be available to the whole community.
  - It is agreed that this facility should not be more available to any one section of the community over others. This would reflect the existing library, which caters for the entire community.
- Additional rubbish generated will need to be dealt with.
  - This is correct. There is a condition proposed which requires details of this, and further details would also be required as part of the management condition.
- On-street drinking is already a problem, and there is concern that this will be exacerbated.
  - This is considered to have been addressed within the main report.

In addition, it is understood that a separate issue was raised directly with the Library Manager. A concern was raised about the potential loss of plaques on the existing benches. The importance of these plaques is understood, and the intention is to incorporate them into the new seating which would be part of the new courtyard.

In response to queries from the site visit by members it is advised that these matters relating to materials and the detail of the impact on public parking is covered in the main report. A further query was raised the disabled parking spaces to the rear of the site are intended to be for the use of staff and visitors to the library who would be running a particular event. Access would be controlled by the gate at the front of the site. In the event that two vehicles were to meet then one would have to reverse as there is no room to pass. However, this is likely to be a rare event, given that only 2 spaces are provided and so they are unlikely to be in constant use.

**Recommendation: Grant permission with conditions**

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