

Agenda Item 03

Supplementary Information Planning Committee on 15 February, 2017

Case No. 15/0139/PRE

Location	Olympic Office Centre, 8 Fulton Road, Wembley, HA9 0NU
Description	Part 15 / part 22 storey residential building with basement comprising: 252 mixed tenure homes, including 1, 2 and 3 bedroom apartments, and 10% wheelchair accessible units; and commercial uses at ground floor (2 spaces indicated, 440sqm and 390sqm)

Agenda Page Number: Pages 7 - 14

The following responds to queries raised by members:

Application status

The original pre-application response was sent to the applicant 16th December 2015. Subsequent discussions and a meeting with the GLA, as well as a CABE Design Review Panel have taken place since and the scheme has evolved as a result of these. It is understood that the applicants are looking to submit the Full Planning application in the next couple of months. The case has not been presented to the committee before.

Public consultation

The applicant has informed officers that they will be holding a wider public consultation event at the Olympic Office Centre building; this is likely to be in mid-March. This will be advertised via a flyer leaflet drop to residential and business addresses in the vicinity. At the consultation event every visitor will be encouraged to complete an impartial questionnaire where they can have their say and leave their feedback.

Affordable Housing

The detail of the proposed affordable housing provision hasn't yet been provided by the application team. This will depend on the final design and scheme for submission as this will impact on the viability of scheme and therefore the deliverable amount of affordable housing provision. It is worth noting that the applicant is Network Homes, a housing association. Officers have of course clearly set out what the Council's Policy targets are.

Employment and Skills

Any planning permission relating to scheme will require a plan setting out job vacancies and provision of a training plan for the duration of the construction of the development that is to be in accordance with the strategy set by Wembley Works. This will ensure employment and training for Brent Residents are targeted.

TFL Contributions

Contributions would be secured through a S106 legal agreement. They would only, however, be secured if they were confirmed as being necessary by TfL following consultation. The contribution would go to TfL to spend on increasing the bus capacity in the locality. The figure required (if requested/necessary) would be calculated by TfL for the number of increased journeys required based on the increase in population as a result of the development.

Recommendation:

N/A This scheme is at pre-application stage.

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