

Agenda Item 04

Supplementary Information Planning Committee on 24 May, 2017

Case No.

16/2629

Location	Minavil House, Rosemont Road, Wembley, HA0 4PZ
Description	Demolition of existing two storey commercial buildings and erection of a mixed used development ranging from ten to twenty six storeys in height, comprising 251 residential flats (83 x 1bed, 136 x 2bed and 32 x 3bed), 1,942 sqm retail foodstore (Use class A1) on the ground floor, 622sqm of office space (Use Class B1) on the first floor, 634sqm retail floorspace for flexible use as cafe, bar or restaurant (Use class A1, A4 or A3) at lower ground floor and ground floor level; together with associated vehicular access, car and cycle parking spaces, bin stores, plant room, landscaping and private and communal amenity space.

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Reference to Affordable Housing provision in Legal Agreement

Following completion of the main report it has been considered further whether it is reasonable for the section 106 legal agreement to refer specifically to Genesis Housing as the Registered Provider. It is certainly important that a Registered Provider is referenced given that the tenure mix is unusual, and may not be acceptable in all locations and circumstances. However, it is considered that an alternative wording which refers to Genesis Housing or another Registered Provider as approved by the Council is both sensible and reasonable. In addition, the wording within the agreement should refer to a minimum of 32 affordable rental units and 194 intermediate units as there would be no objection to the provision of additional Affordable Housing. It is recommended that the Section 106 Heads of Terms are amended to reflect these matters.

Tree to be retained

During the committee site visit, members questioned whether the retention of the silver birch tree adjacent to the canal (as currently proposed) is feasible. The Council's tree officer has commented that while it may be feasible to retain the tree, there is some risk of damage due to the proximity of the development to the tree. There is no objection to the removal of the tree providing suitable replacement trees are planted. This can be secured through condition 19 as set out within the committee report.

Recommendation: Remains approval subject to the Stage 2 referral to the Mayor of London, conditions and a section 106 legal agreement, with amendments to the Heads of Terms to refer to a minimum of 32 Affordable Rent and 194 Intermediate units and to Genesis or other Registered Provider approved by the Council.

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