

Agenda Item 03

Supplementary Information

Planning Committee on 28 June, 2017

Case No.

16/1506

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| Location | 290B Ealing Road, Wembley, HA0 4LL |
| Description | Demolition of existing warehouse (Use Class B8) and ancillary buildings and erection of part-one, part-three storey residential development providing 9 self-contained units (1 x 1 bed and 8 x 2 bed) with associated cycle parking, bin stores, landscaping and amenity space (car free development) (Revised drawings) |

Additional responses

Additional responses have been received by Councillors. They reiterate a number of issues which were raised previously. This includes concerns about the access to the site, and how the existing and proposed uses would co-exist, refuse storage, security and overlooking, loss of daylight and sunlight, noise, pollution, and rodents. Finally, a number of requests were made to view the site from private properties. A site visit was conducted on 24 June 2017 which viewed the inside and outside of the building from the access and the rear of the site, and surrounding streets.

Other matters

Paragraph 34 of the committee report notes that there is insufficient cycle storage shown on the drawings. The applicant has pointed out that the drawings do show two cycle spaces for each unit, and this is now acknowledged. Relating this to condition 10 of the draft decision notice, it remains that they would need to be shown to be secure and weatherproof (which is not currently the case). Therefore, the condition is proposed to remain unchanged.

In addition, it has been noted that condition 15 refers back to condition 13. Having reviewed this it is considered that the following words can be removed from the condition without it changing what it is intended to achieve: "pursuant to condition 13".

Recommendation: Remains approval subject to conditions and section 106 legal agreement.

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