

## Agenda Item 06

### Supplementary Information Planning Committee on 6 June, 2018

Case No.

17/1104

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Location	All Units, 253A Ealing Road, Wembley, HA0 1ET
Description	Demolition of the existing buildings on the site and the erection of 20 residential units comprising four 2 storey terraced houses (4 x 2bed houses) and two 4 storey residential blocks providing 16 flats (8 x 2bed and 8 x 3bed units), together with 5 associated car parking spaces, cycle storage, landscaping and access

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#### Affordable housing provision

Please see third paragraph on Page 53, which states: "The applicant has agreed to a post-implementation viability review on the basis that, of the four affordable units provided, three units would be for shared ownership and one for social rent." This should read "... one for *affordable* rent.", as the Financial Viability Appraisal is based on affordable rent rather than social rent.

#### Details of the car scheme (car clubs)

The applicant has confirmed that the first occupant of each residential dwelling will be offered car club membership for up to three years, in order to help to mitigate against any potential parking pressure on the local highway network. This will be secured through the s106 agreement and an amendment to the Heads of Terms is recommended accordingly.

#### List of conditions

Due to an oversight, Condition 2 lists the approved plans as set out in the Committee Report for the 13 December 2017 committee meeting. Since that meeting, further improvements to the scheme have been agreed (relocation of the main bin store to allow provision to be made for a cycle link to the adjoining site, and relocation of the cycle store to prevent obscuring a window on one of the dwellings, and submission of a Fire Safety Design Strategy) and the list of plans has been updated correspondingly. The correct list of plans is given below.

#### Recommendation:

Remains to grant permission subject to Section 106 legal agreement and conditions as set out below.

Section 106 Heads of Terms as set out in the Committee Report and in addition:

- Provision of free membership of an existing local car club scheme for the first occupant of each dwelling for a period of not less than three years.

Conditions as set out in the Committee Report with the following amendment:

Condition 2 to read as follows:

The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

6487 D1100 Rev 00  
6487 D7100 Rev 10  
6487 D7101 Rev 06  
6487 D7102 Rev 07  
6487 D7103 Rev 06  
6487 D7104 Rev 06  
6487 D7105 Rev 02  
6487 D7201 Rev 07  
6487 D7202 Rev 05

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6487 D7203 Rev 05  
6487 D7204 Rev 04  
6487 D7300 Rev 03  
6487 D7301 Rev 02  
6487 D7500 Rev 02  
6487 D7501 Rev 02  
6487 D7600 Rev 00  
6487 D7601 Rev 00  
6487 D7700 Rev 01  
6487 D7701 Rev 01  
6487 D7702 Rev 02

Air quality assessment (Mayer Brown, March 2017)

Daylight and sunlight report (eb7, February 2017)

Design and Access Statement (Formation Architects, March 2017)

Energy Strategy (Metropolis Green, 5430, February 2017, as amended by agent email of 06/11/17)

Flood risk assessment and surface water drainage strategy (Odyssey Markides, 16-373-03C, March 2017)

Noise assessment (Mayer Brown, March 2017)

Phase 1 desk study report (GB Card & Partners, GB/378, March 2017)

Planning Statement (Savills, March 2017)

Statement of Community Engagement (Iceni, March 2017)

Sustainability Statement (Metropolis Green, ref 5430, February 2017)

Transport Statement (Odyssey Markides, 16-373, March 2017)

Travel Plan (Odyssey Markides, 16-373, March 2017)

Fire Safety Design Strategy (Planning Stage) for Residential Development at Ealing Road, Alperton (Fire & Risk Solutions Ltd, January 2018)

Reason: For the avoidance of doubt and in the interests of proper planning.

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