

Agenda Item 03

Supplementary Information

Planning Committee on 19 June, 2019

Case No.

18/4273

Location	Wembley Youth Centre and Land next to Ex Dennis Jackson Centre, London Road, Wembley, HA9
Description	Demolition of community centre and erection of three residential blocks ranging from three to seven storeys in height comprising a total of 170 residential units (67 x 1 bed, 82 x 2 Bed, 13 x 3 Bed and 8 houses) with community centre, new vehicular and pedestrian access, provision for car parking, cycle and refuse storage, amenity spaces and gardens and associated landscaping.

The proposed development does not accord with the provisions of the development plan in force in the area as it seeks to develop land designated as open space within Brent's Core Strategy policy CP18.

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Corrections in recommendation section

The list of conditions as set out within the recommendation to committee on pages 12 and 13 of the committee report are to be amended slightly to correct inconsistencies with the wider report and draft decision notice. These amendments are as follows:

- Condition 39 (Highway surface material details/samples to be submitted) is to be removed from the list of conditions, as such requirements have been incorporated into condition 36 (Landscaping and playspace detailed plans to be submitted), where details of both soft landscaping and hard landscaping are sought.
- Condition 39 is to be replaced by a condition which was incorrectly omitted from this list of conditions, which will require the applicant to enter into a memorandum of understanding with the LPA to compensate for the development's impact on local bus service capacity.
- Condition 41 (Arboricultural Method Statement to be xxx) is to be corrected to read as follows 'Arboricultural Method Statement to be secured'.

For clarity, the above changes do not result in any changes to the actual conditions contained within the draft decision notice.

Correction in Consultations section

Where it is stated in the report that a S106 obligation is to be imposed to secure a planning obligation (most notably in the consultations section), it is to be clarified that this is incorrect. Whilst all planning obligations referred to are to be upheld, they will all be secured through condition. A S106 agreement cannot be entered into in this instance since the Council cannot enter into a bi-lateral S106 agreement with itself.

Correction in main body of report

At paragraph 120 of the committee report, it is stated that the applicant and TfL are still in discussions regarding the payment of a bus capacity contribution. It should be clarified that this matter has been settled and the applicant has agreed to pay the requested bus capacity contribution.

Recommendation: Grant consent, subject to the conditions and informatives set out in the committee report.

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