

Agenda Item 03

Supplementary Information Planning Committee on 10 February, 2021

Case No. 20/2784

Location	Land Former 17 Northfields, Beresford Avenue, Wembley, HA0 1NW (Known as "Grand Union")
Description	Hybrid planning application comprising:- Outline planning permission for the demolition of existing buildings and structures on the site, all site preparation works and redevelopment to provide new buildings to accommodate new homes (Use Class C3), flexible commercial uses, new basement level, associated cycle and vehicle parking, new vehicular accesses, associated highway works to Beresford Avenue, landscaping and creation of new public and private open space, ancillary facilitating works, various temporary meanwhile uses, interim works and infrastructure with all matters reserved - appearance, access, landscaping, layout and scale. Detailed planning permission for Phase 3 (Buildings G, H and J) for the demolition of existing buildings and structures, all site preparation and infrastructure works and the development of new homes (Use Class C3) and flexible commercial floorspace; together with new basement level, associated storage, cycle and vehicle parking, new vehicular accesses, associated highway works to Beresford Avenue, landscaping and creation of new public and private open space, ancillary facilitating works.

APPLICATION SUBJECT TO AN ENVIRONMENTAL STATEMENT

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Amendments to main report

In regard to paragraph 153, for clarity it should be noted that the number of dual aspect homes would be increased to 61% across the outline consent. This is also set out in paragraph 135 of the report.

Paragraph 217 has been amended to clarify the financial contribution secured under the original s106 agreement for improvements to Stonebridge Park station, which is £1.6m rather than the £4.6m stated. Para. 217 should therefore read as follows:

217. Funding was secured towards station improvements at Stonebridge Park and bus service enhancements under the section 106 agreement in connection with the original Masterplan consent. However, TfL have requested an increased contribution towards bus improvements as a result of the additional uplift of 320 flats sought under the revised Masterplan. While the applicant has not confirmed that they consider this further contribution acceptable, officers consider that the issue would can be resolved through further section 106 discussions, as well during Stage 2 discussions with GLA and TfL. TfL have confirmed that no further contributions to station improvements at Stonebridge Park are sought, with a maximum of £1.6m (plus any unspent money in connection with Station Capacity Works Design) having been secured under the original s106 agreement.

To clarify, £4.6m was secured towards bus service enhancements under the original s106 agreement.

In regard to para. 290, it should be clarified that all trees and hedgerows have already been removed under the extant Masterplan consent.

Recommendation: Officers continue to recommend that permission is granted, subject to the legal agreement and conditions and informatives set out in the original committee report.

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