

Agenda Item 04

Supplementary Information Planning Committee on 10 February, 2021

Case No. 20/3156

Location	1-26A, coachworks & storage areas, Abbey Manufacturing Estate, all units Edwards Yard, Mount Pleasant, Wembley, HA0
Description	Demolition of the existing buildings and the erection of a mixed use development of buildings ranging between 3 and 16 storeys in height, comprising residential units, flexible commercial floorspace, affordable workspaces and community use floorspace, associated car parking, landscaping and ancillary facilities (phased development)

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Additional Objections

Two additional objections have been received since the committee report was published. One is from a Woodside Close resident and the other from a Fulwood Avenue. This increases the total number of individual addresses from seven to nine that letters of objection have been sent from.

The following concerns are raised in the two newest objections:

Ground of Objection	Officer Response
Concerns about congestion	This ground of objection has been addressed in the committee report.
Concerns about pressure on local services (including health, schools and community services)	This ground of objection has been addressed in the committee report.
Concerns about parking capacity coming under pressure	This ground of objection has been addressed in the committee report.
Will the local roads be made 'resident permit only' roads?	A Controlled Parking Zone is intended to be implemented by the Council in the local area, with funding secured through this (and other) applications to cover the cost of consultation and implementation.
Will there be more trains going from Stonebridge / Alperton? Trains were overcrowded pre-Covid.	The transport impact of the development on local train services is discussed at paragraph 254 of the committee report. Train frequency is controlled by TfL.
Concerns about daylight and sunlight impact.	This ground of objection has been addressed in the committee report.

Revised Play Space Proposals

The applicants have submitted a revised play space proposal which seeks to address the 515sqm shortfall in play space provision on site.

The applicant's revised proposal includes the expansion of the play space alongside the canal-side pedestrian pathway to become 275sqm larger. This would increase the total play space provision on site from 2,811sqm to 3,086sqm and reduce the shortfall in play space provision from 15% to 9% against the London Plan policy requirement. The precise age allocation of the space would be confirmed as part of Stage 2 discussions with the GLA.

Officers consider that the increase in play space provision is considerable and within a desirable location. The improvement results in the overall shortfall being considered immaterial in the wider context of the development, especially in view of the accessibility of public parks and recreation grounds within close proximity of the development. As a result, the requirement for the shortfall in play on site space to be

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mitigated is considered to have been adequately addressed.

Subject to the new play space plan (ref:32835 SW-XX-DR-L-90-001-1 D0-1) being secured as an approved document, Section 106 Head of Term 24, as set out in the Recommendation section at the start of the committee report, is recommended to be removed.

Changes to Planning Conditions

One of the windows to the community use floorspace on the first floor of Block G would enable direct overlooking of the private gardens to properties along Mount Pleasant to the north if not obscured glazed, at a distance of less than 9 metres, therefore not meeting Brent's SPD1 guidance. A condition is to be applied to the consent which would require this window to be obscure glazed and non-opening (except at high level), so as to address this concern and maintain privacy to the gardens.

Recommendation: Continue to grant consent, subject to the referral of the application to the Mayor of London for his Stage 2 response, the completion of a satisfactory Section 106 obligation (and the change to the relevant Section 106 Heads of Terms as discussed above) and the imposition of the planning conditions set out within the committee report as well as the additional planning condition discussed above.

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