

Agenda Item 06

Supplementary Information Planning Committee on 15 November, 2023

Case No. 22/3124

Location	Newland Court Garages, Forty Avenue, Wembley
Description	Demolition of all garages on site to provide five new homes with associated cycle and refuse storage, resurfacing of Newland Court to provide shared vehicular and pedestrian surface, provision of on-street car parking along Newland Court, new refuse storage facilities to serve existing residents at Newland Court and all associated landscaping works (revised scheme)

Agenda page numbers: 117-154

Additional comments received:

Following publication of the Committee Report, three additional comments were received. One from Barn Hill Residents' Association and another from two resident who had already made representations, as such, the number of objections received remains the same.

The comments made within two of the representations request a condition to require that should any trees near to the site be affected within 5 years then they should be replanted as secured through a planning condition. Planning conditions can only control matters that take place within the development site, so any trees that are outside of the site could not be controlled through this applications outcome. It should be noted that the potential impact to trees is discussed within paragraphs 85-95 of the report, and it is set out in paragraph 88 of the report that the Council's Tree Officer considers it unlikely that roots of trees will be affected due to the impact of the existing retaining wall on likely rooting patterns.

There is additional tree planting proposed within the site and a condition securing the management of these has been included within the list of recommended conditions.

The other representations raised a number of concerns including Consultation process misleading, failure to take into account comments/concerns raised by internal consultees (namely heritage, trees and transportation), ecology/impact on protected species (including bats), loss of open space, failure to comply with UGF of 0.4, and objections brushed aside with broad brushed statements such as the potential harm is outweighed by the overall planning benefits of the scheme. These matters have been discussed within the main committee report.

Additional Condition

During the site visit Members queried the gated access onto Barn Rise and whether this gate would remain should consent be approved. Following further review with the Transport Team it is considered that the gate should be removed from Newland Court. The condition is advised as follows:

"Prior to commencement of the development hereby approved, the access gate in situ connecting Barn Rise with Newland Court shall be permanently removed unless details have been submitted to and approved in writing by the Local Planning Authority showing alterations to (or replacement of) the gate to allow automated egress and the approved details implemented have been in full. The approved details shall thereafter be retained and maintained.

Reason: In the interests of highway and pedestrian safety."

Recommendation: Remains that the Committee resolve to GRANT planning permission with the draft conditions as set out within the main committee report and supplementary report.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters as set out within the main committee report and supplementary report.

DocSuppF

Document Imaged

DocSuppF
Ref: 22/3124 Page 1 of 2

