

**Supplementary Information
Planning Committee on 3 February,
2010**

Item No.
Case No.

16
09/3104

Location 3 Crawford Avenue & St Johns Hall, High Road, Wembley, HA0 2AF
Description Demolition of existing church hall and vicarage and erection of a new two storey vicarage, a two storey building comprising church hall and 4 self contained flats, a three storey building comprising 8 self contained flats, 8 two storey terrace dwellinghouses, provision of 21 parking spaces and associated landscaping to site.

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Site Visit

Following the committee site visit members asked for clarification of the proposed boundary treatment to the High Road and Crawford Avenue frontages and how this would relate to the existing boundary treatment to the Church. Members also wanted confirmation that the scheme would not involve any disruption to graves and that the public access through the church grounds would be retained.

Response

The submitted plans indicate that the existing wooden fence along the site frontage will be replaced with a low level brick wall and railing to match the existing boundary treatment in front of St John's Church. A condition is attached requiring full details of the boundary treatment be submitted for approval.

There will be no disruption to the burial ground. The archaeological assessment submitted with the application confirms that it is highly unlikely that there are any human remains within the application site.

With regards to access through the church grounds, the proposal allows for full public access to the church. The vicar confirmed on site that the church is happy for public access to be maintained.

Amendments to "Section 106 Details" in the Committee Report

The revised scheme has reduced the number of bedrooms being provided to 55. The total contribution payable on material start as indicated in clause (c) of the agreed head of terms therefore needs to be reduced from £136,800 to £132,000.

The applicants have agreed to meet the Council's requirement to achieve a level 4 rating in respect of the Code for Sustainable Homes across the whole site, but are actually seeking to achieve a level 6 rating in respect of the replacement vicarage. However the applicants will not be penalised for failing to achieve level 6. Clause (d) of the agreed head of terms therefore needs to be amended to state the following:

(d) Compensation for achieving Code for Sustainable Homes will only apply to seeking Code Level 4.

Amendment to "Recommendation" in the Committee Report

The recommendation in the committee report should read “*Grant Content subject to Legal agreement*” and not as “*Grant planning permission subject to referral under the Mayor of London Order 2000*”. Also authority to complete the Section 106 is delegated to the Director of Environment & Culture rather than the Director of Planning.

EIA Screening Opinion

Following the advice of the Council's legal adviser the wording to the paragraph at the bottom of page 140 of the report has been amended as follows:

"The Council has assessed (under officers' delegated powers) a screening opinion to determine whether this development is EIA development and therefore requires an environmental impact assessment. The opinion concluded that the development falls within Schedule 2 of the relevant regulations, but having regard to the characteristics of the development, its location and potential impact, it would not have significant environmental effects and therefore an EIA is not required. This opinion was formed based on whether the development was likely to have any significant impacts on the environment in terms of traffic related impacts, open space, nature conservation, archaeology and architectural contexts, air quality, and other impacts."

Amendments to Conditions

Condition 4: Following advice from legal the following changes to the wording are suggested:
– add after part (vii) the words “the approved maintenance details shall be fully implemented”.

Condition 5:—Again following the advice of legal it is suggested that at the end of the first paragraph the words “the approved details shall be fully implemented.” be added and at the end of the third paragraph the words “the approved scheme shall be fully implemented” be added.

Condition 12: It is suggested that this condition restricting the hours of use of the community hall be amended to bring the hours of use in line with PPG 24 advice on the appropriate operating times for community uses such as this – i.e. hours of operation should be restricted to between 07.00-23:00 (rather than 7:30-22:30 as indicated in the report). The proposed extension of 30 minutes in the morning and 30 minutes at night is considered to be acceptable. The existing community centre has no planning restrictions on its hours of use.

Condition 22 –This condition erroneously refers to the use of the community hall as being a D2 use rather than D1 use and the wording of this condition should be amended accordingly.

Members should also note that the partially written condition 23 was added in error and should be deleted.

Recommendation: Approval subject to Section 106 Agreement, with amended conditions.