

## Agenda Item 05

# Supplementary Information Planning Committee on 13 January, 2016

Case No. 15/3599

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Location	Red House building, South Way, Land and Pedestrian walkway between South Way and Royal Route, Wembley Park Boulevard, Wembley
Description	<p>A hybrid planning application for the redevelopment of the site including:-</p> <ul style="list-style-type: none"> <li>a) Full planning permission for the demolition of existing building and erection of a 13-storey building comprising a 312-bed hotel (Use Class C1) with ancillary and/or ground uses including a restaurant, bar, offices and gym (Use Classes A1-A4/B1 and/or D2) (referred to as Plot W11), on-site cycle parking and</li> <li>b) Outline planning permission for the demolition of existing building (The Red House, South Way) and erection of a 4-storey building comprising 1610sqm of and/or A1-A4/B1/D1 and D2 uses, with all matters reserved (referred to as Plot W12) and new pedestrian boulevard (outline).</li> </ul> <p>with associated service yard, landscaping and infrastructure works.</p>

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Following consideration of this application at the 16 December 2015 meeting there has been further discussion by officers with the Event Safety Team and the Safety Advisory Group (SAG) for Wembley National Stadium. This discussion, and further advice provided is related to the proposal to reduce the width of the existing boulevard for a temporary period, to allow for construction to take place.

The Event Safety team have commented that, based on the crowd flow details that have been provided, the 6m width appears to be sufficient providing a number of key details are secured through condition. However, they have highlighted that the submission does not allow the validation of the crowd flow information and the consideration of the methodology and timing of the assessment. They have also highlighted that the assessment also only relates to one event. The Event Safety Team consider that the narrowing of the interim boulevard during construction should be considered by the Safety Advisory Group for Wembley National Stadium. The deferral of the determination to a subsequent planning committee meeting would allow this to take place.

The applicant has written to officers, again requesting the deferral of the application to a subsequent planning committee meeting to allow the consideration of ways in which the issues raised by the planning committee can be addressed. They have indicated that this would include the reconsideration of the width of the interim boulevard if necessary.

If planning permission was to be granted, the interim width of the boulevard during construction could be subject to the submission of details to be approved in writing by the Council prior to the commencement of any works and this condition could prevent any narrowing if those details had not been approved. However, if members are minded to refuse planning consent then it is recommended that the application is deferred to allow the further consideration of the interim width of the boulevard during construction, including the submission of information validating the crowd flow data that has been provided and the further consideration by the Safety Advisory Group.

**Recommendation: Remains approval, however, if members are minded to refuse planning consent, it is recommended that the application is deferred to a subsequent committee meeting to allow further consideration of the width of the temporary boulevard access and to allow the applicant to consider the issues raised previously by the committee.**

