

Agenda Item 03

Supplementary Information Planning Committee on 11 May, 2016

Case No. 15/3599

Location	Red House building, South Way, Land and Pedestrian walkway between South Way and Royal Route, Wembley Park Boulevard, Wembley
Description	A hybrid planning application for the redevelopment of the site including:- 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 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). with associated service yard, landscaping and infrastructure works (as amended).

Agenda Page Number: 5 - 48

Committee report inaccuracies / points for clarification:

On page 16, paragraph 8 the final sentence should be amended from 'southern' to 'western'.

On page 22, in relation to the 'Further analysis on pedestrian movement is required' point Members should note the response column, and be aware that pedestrian flow counts have been taken during a major stadium event in March 2016 (as discussed within the main report).

In paragraph 44 of the main report it confirms that new footways will be provided adjacent to South Way, and that these will be secured through s38/278 agreements. These are required to be provided at a width of 2.4 - 2.5m. It is recommended that this requirement is reinforced by way of an Informative, to support condition 28.

Interim Boulevard width:

Following consideration of this application at the 13 January 2016 meeting it was confirmed that there has been further discussion by officers with the Event Safety Team and the Safety Advisory Group (SAG) for Wembley National Stadium. The discussion, and further advice provided 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 commented previously that based on crowd flow details that had been provided (from a major stadium event in March 2015), the reduced width to 6m appears to be sufficient providing a number of key details are secured through condition. The safety team did highlight previously that the assessment only related to one event, and that further assessment would be welcomed. Subsequent to this the applicant has carried out further assessment of pedestrian crowd flow, relating to a major stadium event in March 2016. The details of which, the methodology and the findings are set out in detail in paragraph's 4 - 9 on page 17 of the main report.

In relation to the interim width and in view of the further assessment and its findings, the Event Safety Team has confirmed that they would have no further comments, except that any fencing / hoarding separating the construction areas from the pedestrian route must be secure, and at least 2.4m high to prevent persons from climbing over it. It is recommended that an additional condition be added to secure this.

The Event Safety Team has confirmed that the interim boulevard width has not been considered further by the SAG following deferral of this application at Committee in January 2016.

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.

Interim Boulevard width and emerging context:

Document Imaged

During the site visit, members discussed the space between the proposed hotel and plot W10 within the Masterplan application (reference 15/5550), raising concern regarding the potential sense of enclosure of the Boulevard that may occur due to the height and proximity of the hotel and the proposed building within Plot W10 of the Masterplan application. The respective buildings are a minimum of 23m apart at ground level and 29m at upper floor level, and officers consider this to provide a sufficiently wide and open space within the southern section of the boulevard. However, if any amendment is sought to the width of the space between these buildings, this would be best captured through the Masterplan application, within which Plot W10 has been submitted in outline. The proposed hotel building within this application has been submitted in full detail.

Community facilities / social infrastructure:

The applicant has confirmed that space for a GP practice is intended to be provided within Plot W12, which is part of the outline element to this application.

Updated views / CGI's:

The applicant is providing updated views from the boulevard, and plans to show the proposal in its wider context, including the proposed development on the MG House site and wider development proposed and envisaged in the Wembley Regeneration Area.

These will be presented at the Committee meeting.

Recommendation: To delegate authority to the Head of Planning or other duty authorised person to grant planning permission, subject to the Stage 2 referral to the Mayor of London, and subject to the conditions set out in the Draft Decision Notice.

However, if members are minded to refuse planning permission, draft reasons for refusal are set out within the main report.

DocSuppF