

Agenda Item 05

Supplementary Information Planning Committee on 11 May, 2016

Case No. 15/5615

Location	Former VDC and Careys site, South Way, Wembley, HA9 OHX
Description	Erection of building, associated hard and soft landscaping and other associated works and access to provide a dual level coach and car parking facility with a capacity of up to 290 coaches

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Response to GLA design comments and additional condition

In order to respond to matters raised by the GLA, applicant has confirmed that they are happy to explore the further articulation of the Core 4 northern and eastern facades, the core 5 northern and eastern facades and the edge of the car park between cores 4 and 5 at the first floor level. A condition is recommended requiring further details of façade treatment within these areas in the interest of the appearance of the building.

Additional comment from Careys

An additional letter has been received from Careys, who own and occupy the site directly to the east of the application site. They specify that they are willing to withdraw their previous objection providing the applicant is prevented from installing ventilation (passive or mechanical) within the eastern elevation where it abuts Careys land. They specify wording for a potential condition regarding this.

The applicant proposes a solid wall facing the Careys site which would result in any emissions from vehicles on the lower deck being directed to the north or south rather than the east. Vehicles on the upper deck are in the open air and any emissions will be dispersed by the wind.

Additional condition

Officers consider it appropriate to require the approval of details of any extract systems or fans prior to the installation of such equipment to ensure that noise levels and the direction of those fans can be controlled, in the interest of amenities of any sensitive uses, but having regard to the nature of the site, which is within a designated Strategic Industrial Location.

Letters received from the applicant

The applicant has submitted a number of letters which set out rebuttals to the matters raised by or on behalf of WNSL / The FA. These letters do not provide new information, and the original submission documents, together with Appendix K, continue to be the relevant documents supporting this proposal. As such, the letters have not been discussed in detail within this Supplementary Report.

Additional letter received from Nathaniel Lichfield & Partners (NLP) on behalf of WNSL / The FA

NLP have specified that a significant amount of new information was submitted to Brent Council by the applicant on 9 May, only 48 hours before committee, including specialist responses on noise, transport and planning issues. They specify that WNSL as well as Brent Council need further time to review the detail submitted that appears to relate to the impact on the operation and safety of Wembley Stadium.

Information has been submitted to the Council. This information has been submitted by the applicant as a rebuttal to the letters submitted by WNSL and their consultants. It does not provide new information. The Council's consideration of the proposal is based on the information originally submitted to support the information together with Appendix K which was submitted subsequently, with further consultation carried out. The submission of the rebuttal letters is not considered to trigger the requirement for additional consultation.

Other matters

There are no heritage assets in proximity to the proposed development, and the proposed development does not affect the setting of any heritage assets.

It is recommended that "unless otherwise agreed in writing by the Local Planning Authority is removed from conditions 3, 5 and 9.

Condition 13 (verification report) refers to the remediation scheme approved pursuant to condition 11. This

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should refer to condition 12 rather than 11 and it is recommend that this conditions is amended.

Revised wording for recommendation

It is recommended that the wording of the recommendation is amended to replace:

“To resolve to grant panning permission, subject to...”

with “To delegate authority to the Head of Planning or other duty authorised person to grant planning permission, subject to...”.

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 completion of a satisfactory Section 106 or other legal agreement and to delegate authority to the Head of Planning or other duly authorised person to agree the exact terms thereof on advice from the Chief Legal Officer, and subject to the conditions set out in the Draft Decision Notice, with an additional condition regarding extract systems or fans, and amendments to conditions 3, 5, 9 and 13 as set out within this supplementary report.

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