

Agenda Item 06

Supplementary Information Planning Committee on 11 May, 2016

Case No. 16/1024

Location	The Junction Wembley Retail Park, Engineers Way, Wembley, HA9 0EG
Description	Use of the land for the provision of car and/or coach/mini bus parking for up to 1,312 cars; or 472 cars and 220 coaches and/or minibuses, or combination thereof, and associated hard and soft landscaping and infrastructure including lamp posts

Agenda Page Number: 175-190

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.

Heritage

The committee report only briefly discusses the potential effects on the Grade II listed Wembley Arena, setting out the distance to that heritage asset. The proposed hardsurfacing, erection of lighting columns, planting and associated works are not considered to have a material or detrimental impact on this heritage asset. The proposal maintains views to the Wembley Arena and does not adversely affect its setting. The proposal is considered to accord with the relevant paragraphs within the NPPF and NPPG with regard to the effect on heritage assets.

Equalities

Policy 7.2 of the London Plan sets out the need to ensure that the principles of accessible and inclusive design are incorporated into developments. It specifies that Design and Access Statements should explain how, following engagement with the relevant user groups, the principles of inclusive design have been integrated into the development. The Mayor's SPG, Accessible London, provides guidance on how that policy should be interpreted within development proposals to achieve an inclusive and accessible environment. The Design and Access statement and TA submitted with this development sets out how such principles will be incorporated within the proposed development. Given the nature of the proposal, this primarily relates to the location of disabled parking spaces and access between those spaces and the Stadium. It sets out the way by which such parking will be directed to the closest locations where possible and arrangements where disabled parking cannot be provided in those locations. These matters have been discussed in detail within the main committee report. Brent officers consider that that the submission demonstrates that the proposal complies with the Mayor's policies and guidance.

Material compliance with the development plan

As discussed in the main report, officers have evaluated the material planning considerations in relation to the proposed development and consider that submission demonstrates compliance with the Brent and Mayoral policy and guidance together with the National Planning Policy Framework and National Planning Policy Guidance subject to the conditions set out in the committee report and supplementary report.

Other matters

It is recommended that "unless otherwise agreed in writing by the Local Planning Authority" is removed from

Document Imaged

conditions 5 and 7.

Revised wording for recommendation

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

“To resolve to grant planning 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 conditions set out in the Draft Decision Notice, with amendments to conditions 5 and 7 as set out within this supplementary report.

DocSuppF