Agenda Item 03

Supplementary Information
Planning Committee on 13 February, 2019

Case No.   15/5564

Location   Trinity House, Heather Park Drive, Wembley, HA0 1SU
Description   Demolition of the existing office building Trinity House and to construct 50 residential units (11x 1-bed , 25 x 2-bed 14 x 3-bed), together with 16 onsite car parking spaces, landscaping and amenity space (amended description)

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Following the publication of the report, an additional objection has been received, raising the following points:

- Heather Park is a narrow road and suffers from parking problems
- More residents means more parking
- Works are about to start on a large scheme on Beresford Avenue
- Development should take into account the capacity of the area

With regard to parking capacity and access along Heather Park Drive, officers would refer Members to p11 of the report. The proposed scheme satisfies the maximum adopted parking standards, and it has been demonstrated that there is sufficent on-street capacity to accommodate overspill parking.

it is unclear which scheme on Beresford Avenue is being referred to but officers consider that this reference is likely to relate to the Northfields Development. This scheme was issued planning permission in September 2018 with works commencing on Phase 1 (circa 400 units) in Spring 2019. The impacts of this development was fully assessed with regards to potential highways impacts with a range of mitigation secured, such as the introduction of a CPZ.

Each development proposal is assessed against a range of material planning considerations, with density levels (capacity) one consideration amongst many which officers must weigh in determining whether a scheme is acceptable. The proposed scheme, as set out in the report, is considered to be acceptable having regard to all relevant planning considerations.

Recommendation:

Remains approval subject to the conditions set out in the Committee report and the completion of a satisfactory Section 106 agreement

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