

## Agenda Item 04

### Supplementary Information

Planning Committee on 16 July, 2019

Case No.

19/1387

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Location	Olympic Way and land between Fulton Road and South Way including Green Car Park, Wembley Retail Park, 1-11 Rutherford Way, 20-28 Fulton Road, Land south of Fulton Road opposite Stadium Retail Park, land opposite Wembley Hilton, land opposite London Design
Description	Details pursuant to conditions 19a (materials), 20e (hard landscape works) and 20i (maintenance of landscape works) in relation to Olympic Way, Zone B (ii) relating to Hybrid planning application reference 15/5550 dated 23/12/2016 (as amended by 17/0328 dated 26/05/2017), accompanied by an Environmental Impact Assessment, for the redevelopment of the site including; -

Full planning permission for erection of a 10-storey car park to the east of the Stadium comprising 1,816 car parking spaces of which 1,642 are for non-residential purposes, up to 82 coach parking spaces and associated infrastructure, landscaping and vehicular access.

And

Outline application for the demolition of existing buildings on site and the provision of up to 420,000 sqm (gross external area) of new floorspace within a series of buildings comprising:

- Retail/financial and professional services/food and drink (Use Class A1 to A4) up to 21,000 sqm;
- Commercial (Use Class B1) up to 82,000 sqm;
- Hotel (Use Class C1): up to 25,000 sqm;
- Residential (Use Class C3): up to 350,000 sqm (up to 4,000 homes) plus up to 20,000 sqm of floorspace for internal plant, refuse, cycle stores, residential lobbies, circulation and other residential ancillary space;
- Education, healthcare and community facilities (Use Class D1): up to 15,000 sqm;
- Assembly and leisure (Use Class D2): 23,000 sqm;
- Student accommodation (Sui Generis): Up to 90,000 sqm.

And associated open space (including a new public park) and landscaping; car and coach parking (including up to 55,000 sqm of residential parking and 80,000 sqm non-residential parking) and cycle storage; pedestrian, cycle and vehicular accesses; associated highway works; and associated infrastructure including water attenuation tanks, an energy centre and the diversion of any utilities and services to accommodate the development.

Subject to a Deed of Agreement dated 23 December 2016 under Section 106 of the Town and Country Planning Act 1990, as amended'.

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Following publication of the committee report and agenda, five further representations have been received by the Council from a single objector. These raise the following objections/matters:

- It is not explicitly stated that the tiles are a heritage asset or that they are public art.
- Clarification is sought on the effect of the current proposals on the heritage asset.
- It is questioned whether amenity considerations have been appropriately assessed.
- It is questioned whether the proposals are in accordance with Wembley Area Action Plan policy WEM6 'Protection of Stadium Views' or policy WEM4 'Public Art'.

These comments were made in relation to both applications being report to the planning committee (19/1387 and 19/1474). However, the matters set out in the objections relate primarily to the Advertisement application (reference 19/1474). As such, those matters have been discussed within the Supplementary Report for application reference 19/1474 and the committee are referred to the supplementary report for that application.

#### Recommendation:

Remains approval subject to the conditions set out in the Committee report.

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