



London Borough of Hammersmith & Fulham

Planning and Development Control Committee Minutes

Tuesday 15 July 2014

PRESENT

Committee members: Councillors Adam Connell (Chair), Iain Cassidy (Vice-Chair), Colin Aherne, Michael Cartwright, Elaine Chumnerly, Lucy Ivimy, Alex Karmel, Robert Lorgan, Natalia Perez Shepherd and Viya Nsumbu

Other Councillors: Stephen Cowan, Sue Fennimore and Wesley Harcourt

1. **MINUTES**

RESOLVED THAT:

The minutes of the meeting of the Planning Applications Committee held on 3 April 2014 be confirmed and signed as an accurate record of the proceedings.

2. **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

3. **DECLARATION OF INTERESTS**

Councillor Michael Cartwright declared a significant interest in respect of Sacred Heart High School, 212 Hammersmith Road, W6 7DG, Hammersmith Broadway 2014/01023/FUL, as he was a Council appointed governor at Sacred Heart High School. He considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

4. **MEMBERSHIP**

The Committee noted its membership as agreed at the Annual Council Meeting held on 16 June 2014.

Councillor Michael Cartwright proposed to the Committee to record its thanks to Councillor Matt Thorley for providing excellent leadership as a very considerate Chairman, with which the Committee agreed.

5. PLANNING APPLICATIONS

Councillor Ivimy noted that an email had been sent to some Members of the Committee by the Chairman of The Hammersmith Society stating her appreciation of the new public speaking protocol. She expected The Hammersmith Society to make good use of this opportunity, despite not wishing to comment on any of the applications on the agenda for this meeting.

5.1 151 Talgarth Road, W14 9DA, Fulham Reach 2014/00785/ADV

Please see the Addendum attached to the minutes for further details.

Councillor Karmel noted that Condition 5 was in breach of Condition 4 as the latter stated that a 1:1 depiction of the building should be displayed and the former stated that an information panel should be included on the northern front elevation. He proposed an amendment to Condition 4 and 5 as appropriate. The Committee agreed to delegate to officers the decision to amend Conditions 4 and 5 to clarify the scale of the depiction of the building and the information panel.

Councillor Ivimy suggested an amendment to Condition 3 to delete the word “only” between “panel shall” and “be 28m wide” and add the word “maximum” at the start of the condition, between “The” and “size of advertisement”, with which the Committee agreed.

RESOLVED THAT:

Application 2014/00785/ADV be approved subject to:

- (1) delegate to officers the decision to amend Conditions 4 and 5 to clarify the scale of the depiction of the building and the information panel;
- (2) an amendment to Condition 3 to delete the word “only” between “panel shall” and “be 28m wide” and insert the word “maximum” at the start of the condition, between “The” and “size of advertisement”; and
- (3) the conditions set out in the report and Addendum.

5.2 Sacred Heart High School, 212 Hammersmith Road, W6 7DG, Hammersmith Broadway 2014/01023/FUL

Councillor Michael Cartwright declared a significant interest in respect of this application as he was a Council appointed governor at Sacred Heart High School. He considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

Please see the Addendum attached to the minutes for further details.

RESOLVED THAT:

Planning Application 2014/01023/FUL be approved subject to the conditions set out in the report and Addendum.

5.3 Confirmation of Tree Preservation Order T387/02/14, Land At Shepherds Bush Telephone Exchange, 131 Uxbridge Road, W12

Please see the Addendum attached to the minutes for further details.

RESOLVED THAT:

The Tree Preservation Order T387/02/14 be confirmed without modification.

Meeting started: 7.00 pm
Meeting ended: 7.40 pm

Chairman

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Minute Annex

| PLANNING AND DEVELOPMENT CONTROL COMMITTEE | | | |
|--|--|----------------------|------|
| Addendum 15.07.2014 | | | |
| Reg ref: | Address | Ward | Page |
| 2014/00785/ADV | 151 Talgarth Road, W14 9DA | Fulham Reach | 22 |
| Page 23 | Condition 1: Delete condition and replace with the following condition: 'The advertisement hereby granted express consent shall be permanently removed and the use of the site for the display of advertisements discontinued 36 months from the date of this consent, or upon completion of the restoration works, whichever is the sooner.' | | |
| Page 25 | Condition 5: line 2 - Insert 'and the size and location of the panel' after 'details of the text'. | | |
| Page 25 | Letter from Hammersmith and Fulham Historic Building Group dated 25 th June. | | |
| 2014/01023/FUL | Sacred Heart High School 212 Hammersmith Road, W6 7DG | Hammersmith Broadway | 29 |
| Page 30 | Description: Add the following drawing nos.: P002-SK810; P002-PL800; PL000 Rev.1; PI001 Rev.1, PK008 | | |
| Page 31 | Condition 4: After 'The development hereby permitted shall not commence' add the following 'above ground level' | | |
| Page 31 | Condition 6: Delete 'The travel plan shall also include details of community use, as required by condition 20'. Line 7: replace 'used' with 'use' | | |
| Page 35 | Condition 20: Add the following to the end of the first sentence: ' and also proposals to promote sustainable travel arising from the community use' Delete last sentence | | |
| Pages 31 and 35 | Revise the beginning of conditions 3, 5 and 23 by deleting 'Prior to commencement of the erection of the external envelope' or 'Prior to the commencement of the external envelope' and replacing with 'Prior to commencement of works above ground level' | | |
| Page 35 | Condition 21: Line 4: After 'approved' insert 'in writing' | | |
| Page 37 | Condition 31 – Delete and replace with the following: 'Prior to commencement of the development hereby approved, a Sustainability Statement, including Energy Statement, detailing sustainable design and construction techniques, including carbon reduction measures, shall be submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details in this document.' | | |
| Page 37 | Add an additional contaminated land as new condition 32 as follows: | | |

'No development shall commence until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified in the Atkins report ' Geo-environmental Phase 1 Desk Study - Sacred Heart High School', dated March 2014 (reference 5058073/0 version 1) and it shall make provision for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater . All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic policy CC4 of the Core Strategy (2011) and policies DM H7 and DM H11 of the Development Management Local Plan (2013).'

Re-number all conditions following the new condition 32.

Page 41

Add additional conditions as follows:

(47) 'Prior to commencement of the development hereby permitted, an assessment of the air quality impacts from the chosen energy plant shall be submitted to and approved in writing by the Council. The Air Quality Assessment shall include a combined dispersion modelling exercise that takes into account the emissions from the proposed plant and local concentrations of NOx and PM10 in order to inform a mitigation strategy. The Air Quality Assessment shall also include dispersion modelling of the stack emissions of NO2 and PM10, and show the impacts on concentrations of these pollutants at the different heights where receptors are to be located (such as windows that can be opened, balconies and terraces).

To ensure compliance with the requirements of the NPPF, Policies 7.14 A to C of The London Plan 2011 (including 2013 alterations) and Policy DM H8 of the Development Management Local Plan 2013.'

(48) 'Prior to the commencement of the development hereby permitted a Low Emission Strategy shall be submitted to and approved in writing by the Council. The Low Emission Strategy shall address the results of the Air Quality Assessment required by condition 47 and detail remedial action and mitigation measures that shall be implemented to protect receptors (e.g. abatement technology for the energy plant, design solutions etc). This Strategy shall make a commitment to implement the mitigation measures (including NOx emissions standards for the chosen energy plant) that are required to reduce the exposure of on-site and local receptors to poor air quality and to help mitigate the development's air pollution impacts, in particular the emissions of NOx and particulates from on-site transport and energy generation sources. Evidence shall also be submitted to and approved in writing by the Council to show that the CHP unit installed would comply with the relevant emissions standards in the Mayor's Sustainable Design and Construction Supplementary Planning Document. The development shall not be occupied until the scheme has been constructed in

accordance with the approved details. The development shall thereafter be permanently retained in this form.

To ensure compliance with the requirements of the NPPF, Policies 7.14 A to C of The London Plan 2011 (including 2013 alterations) and Policy DM H8 of the Development Management Local Plan 2013. '

(49) 'Prior to occupation of the development hereby permitted evidence shall be submitted to and approved in writing by the Council, to demonstrate that the CHP unit installed complies with the emissions standards set out within the agreed Low Emission Strategy. The submitted evidence shall include the results of NOx emissions testing of the CHP unit by an accredited laboratory

To ensure compliance with the requirements of the NPPF, Policies 7.14 A to C of The London Plan 2011 (including 2013 alterations) and Policy DM H8 of the Development Management Local Plan 2013. '

(50) 'Prior to the commencement of the development hereby permitted, details shall be submitted to and agreed in writing by the council of non-openable windows to the western facing elevation of the sports hall. The sports hall shall not be used until the windows have been installed as agreed; and they shall be permanently retained in accordance with the approved details.

To protect the amenity of residential neighbours, in accordance with Policies DM A9 and DM H10 of the Development Management Local Plan, 2013.'

Page 41

Justification 1: line 4 - Before 'DM D1' add 'DM1'.

Page 46

Insert para 2.8 as follows: 'The Disability Forum have commented, and they are satisfied with the access arrangements.'

Page 46

Para 3.4: line 6, delete '890' and replace with '896'.

Page 48

Para 3.11, line 4 - Before 'DM D1' add 'DM1'.

Page 48

Insert new paragraph 3.12 below para 3.11 as follows (and renumber paragraphs which follow in the report thereafter):
'Policy DM1 of the Development Management Local Plan states that the council will refuse development on open space where such land has local importance for its open character or as a sport, leisure or recreational facility, or for its contribution to local biodiversity or visual amenity, unless the proposal would release a site needed to realise a qualitative gain for the local community. The application site is already hard surfaced, enclosed and used for a similar purpose to what is proposed (sports facility); and green space would not be lost as a result of the scheme. The site of the proposal does not exhibit any special biodiversity characteristics and neither does it have any special visual qualities which need to be retained. The proposal would provide a modern sports facility for the school, which the community would also be able to use. The scheme is thereby considered to comply with the policy.

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Para 3.29: Line 4 – Delete sentence beginning 'GLASS have not commented on the application...' and replace with the following: 'Greater London

Archaeology Advisory Service (English Heritage) commented on 8th April 2014. Since then there have been various discussions between officers and English Heritage, who confirmed by email on July 15th that the application does not impact on the burial ground and that they are content with the conditions recommended'.

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| Page 53 | Para 3.35: line 7, delete 'in accordance with the Landscape Strategy'. | |
| Page 57 | Para 3.60: line 1, delete '890' and replace with '896'. | |
| Page 58 | Para 3.63: after 1 st sentence insert the following sentence: 'The projected increases in car trips anticipated by the school would, in officers' view, likely be an over-estimate. The majority of additional pupils would be sixth form students, who are more likely to travel by modes other than private car. The school has confirmed that it would be keen to promote 'car-free' trips for the new pupils'. | |
| Confirmation of Tree Preservation Order T387/02/14 | Land at Shepherd's Bush Telephone Exchange, 131 Uxbridge Road, W12 | 62 |
| Page 65 | Para 5.1:Delete ' is now subject to an advertisement appeal to the Secretary of State' in penultimate sentence and replace with 'was subject to an advertisement appeal to the Secretary of State which was dismissed on 8 th July 2014.' | |
| Page 65 | Para 5.1:Delete last sentence and replace with 'Officers remain concerned that the tree could be felled by the owner unless the Tree Preservation Order is confirmed.' | |