

Planning and Development Control Committee Minutes

Tuesday 7 January 2020

PRESENT

Committee members: Councillors Rachel Leighton (Chair), Matt Uberoi (Vice-Chair), Colin Aherne, Wesley Harcourt, Natalia Perez, Alex Karmel and Matt Thorley

29. MINUTES

RESOLVED THAT:

The minutes of the meeting of the Committee held on 3 December 2019 were agreed as an accurate record.

30. APOLOGIES FOR ABSENCE

Apologies for absence were provided by Councillor Asif Siddique.

31. DECLARATION OF INTERESTS

Councillor Matt Uberoi declared a non-pecuniary interest in respect of 2A Loftus Road, as he had met the resident speaking in objection to the application in his role as a community worker in Chelsea. As he had not discussed the application with the resident, he remained in the meeting and voted on the item.

32. DECISION TO RE-ORDER THE AGENDA

In view of members of the public present for particular applications the Chair proposed that the agenda be re-ordered, with which the Committee agreed, and the minutes reflect the order of the meeting.

33. 2A LOFTUS ROAD, LONDON W12 7EW, SHEPHERD'S BUSH GREEN, 2019/03015/FUL

Please see the Addendum attached to the minutes which made minor changes to the report.

The Committee heard a representation from a resident in objection to the application. The Committee also heard a representation from a representative of the applicant in support of the application.

The Committee voted on the recommendations for application 2019/03015/FUL as follows:

Officer Recommendation 1

For:

2

Against:

5

Not Voting:

0

As the application was not approved, the Committee did not vote in respect of recommendation 2.

The Committee voted on a motion to refuse the application 2019/03015/FUL. This was put to the vote and the result was as follows:

For:

7

Against:

0

Not Voting:

0

RESOLVED THAT:

Planning Application 2019/03015FUL be refused for three reasons:

- The impact on surrounding residential amenity, in particular refuse collection, additional vehicular movements and noise.
- The Management Plan submitted as part of the application was insufficiently robust.
- Insufficient information to assess the likely impact on traffic locally, including additional deliveries and servicing, guest trips and the hours of operation of the site.

34. 430 - 432 UXBRIDGE ROAD, LONDON W12 0NR, WORMHOLT AND WHITE CITY, 2019/01908/FUL

Please see the Addendum attached to the minutes which amended the report.

The Committee heard a representation from a representative of the applicant in support of the application.

The Committee voted on application 2019/01908/FUL and whether to agree the two officer recommendations. This was put to the vote and the result was as follows:

Officer recommendation 1:

For:

7

Against:

0

Not Voting:

0

Officer recommendation 2:

For:

7

Against:

0

Not Voting:

0

RESOLVED THAT:

- 1) The Strategic Director, The Economy Department, be authorised to grant planning permission upon the completion of a satisfactory legal agreement and subject to the planning conditions listed in the report.
- 2) The Strategic Director, The Economy Department, after consultation with the Borough Solicitor and the Chair of the Planning and Development Control Committee is authorised to make any minor changes to the proposed heads of terms of the legal agreement or conditions which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion.

35. LIBERTY HOUSE, 76 HAMMERSMITH ROAD, LONDON W6 8UD, AVONMORE AND BROOK GREEN, 2019/01742/FUL

Please see the Addendum attached to the minutes which amended the report.

The Committee heard a representation from a representative of the applicant in support of the application.

Councillor Matt Thorley proposed Condition 41 be amended to require 4 accessible parking spaces to be permanently retained for the life of the development. This was seconded by Councillor Alex Karmel.

Councillor Alex Karmel proposed that Condition 53 be amended to include mitigation measures in respect of deliveries in the Delivery and Servicing Plan and

that an additional Head of Term should be added to the legal agreement requiring the owner to notify leaseholders of the building of the mitigation measures. This was seconded by Councillor Matt Thorley.

The Committee voted on application 2019/01742/FUL (including the changes to conditions 53, 41 and the addition of an extra head of term in the legal agreement as follows:

Officer recommendation 1 (as amended as set out above):

For:

7

Against:

0

Not Voting:

0

Officer recommendation 2:

For:

7

Against:

0

Not Voting:

0

RESOLVED THAT:

- 1) The Strategic Director, the Economy Department is authorised to grant permission up on the completion of a satisfactory legal agreement and subject to the condition(s) listed in the report
- 2) The Strategic Director, the Economy Department, after consultation with the Borough Solicitor and the Chair of the Planning and Development Control Committee is authorised to make any minor changes to the proposed heads of terms of the legal agreement or conditions which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion.

36. NAZARETH HOUSE, 169 - 175 HAMMERSMITH ROAD, LONDON W6 8DB, AVONMORE AND BROOK GREEN, 2017/00392/FUL

Please see the Addendum attached to the minutes which amended the report.

The Committee voted on the change to the head of terms in respect of application 2019/00392/FUL. This was put to the vote and the result was as follows:

Officer recommendation:

For:

7
Against:
0
Not Voting:
0

RESOLVED THAT:

That the Committee resolves to replace the Section 106 Head of Term referred to at paragraph [5.62] of the original committee report for this development dated 13 June 2018 with the following head of term;

Requirement for details of the eligibility criteria (including any subsequent changes to this criteria) for occupants of the care home apartments to be agreed in writing with the Council.

37. ADDENDUM

Meeting started: 7:00 pm
Meeting ended: 9:14 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
Tel
E-mail: charles.francis@lbhf.gov.uk

Minute Item 37

PLANNING AND DEVELOPMENT CONTROL COMMITTEE Addendum 07.01.2020

REG REF.	ADDRESS	WARD	PAGE
----------	---------	------	------

2019/01742/FUL	Liberty House, 76 Hammersmith Road	Avonmore and Brook Green	12
-----------------------	---	---------------------------------	-----------

Page 13 Drawing numbers:

Delete 099 Rev.P4, 002 Rev.P2, 101 Rev.P2, 102 Rev.P2, 103 Rev.P2, 104 Rev.P2, 105 Rev.P2, 106 Rev.P2, 107 Rev.P3

Replace with 099 Rev.P5, 002 Rev.P3, 101 Rev.P3, 102 Rev.P3, 103 Rev.P3, 104 Rev.P3, 105 Rev.P3, 106 Rev.P3 and 107 Rev.P4

Page 13 Recommendation 2, Line 1: Insert 'That' at the start; Line 2, Insert 'be authorised' after committee

Page 13 Condition 2: Delete 099 Rev.P4, 002 Rev.P2, 101 Rev.P2, 102 Rev.P2, 103 Rev.P2, 104 Rev.P2, 105 Rev.P2, 106 Rev.P2, 107 Rev.P3

Replace with 099 Rev.P5, 002 Rev.P3, 101 Rev.P3, 102 Rev.P3, 103 Rev.P3, 104 Rev.P3, 105 Rev.P3, 106 Rev.P3 and 107 Rev.P4

Pages 14-15 Condition 5

Delete condition and replace with:

'Prior to commencement of the development hereby approved the following shall be submitted to, and approved in writing by, the Council:

(i) A Demolition Management Plan

Details shall include monitoring and control measures for noise, vibration, lighting, delivery locations, contractors' method statements, waste classification and disposal procedures and locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The approved details shall be implemented throughout the project period.

(ii) A Demolition Logistics Plan

This shall be in accordance with Transport for London (TfL) requirements and must seek to minimise the impact of demolition traffic on nearby roads and restrict demolition trips to off peak hours only. The details shall also include the numbers, size and routes of demolition vehicles, provisions to ensure that all vehicles associated with the demolition works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. The approved details shall be implemented throughout the project period.

To ensure that demolition works do not adversely impact on the operation of the public highway, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, lighting or other emissions from the building site, in accordance with policies T1, T6, T7, CC10, CC11, CC12 and CC13 of the Local Plan (2018).'

Page 16 Condition 9, Line1:

After 'The development hereby permitted shall not be commenced' insert 'above ground (excluding site clearance, demolition and basement works)'.

Page 16 Condition 10, Line 15:

Delete 'Directive 97/68/EC' and replace with 'Regulation (EU) 2016/1628'.

Page 17 Condition 11, Line 15

Delete 'Directive 97/68/EC' and replace with 'Regulation (EU) 2016/1628'.

Page 20 Condition 21, Line 8

Delete 'A5, D2,' and replace with 'A3'.

Page 21 Condition 23, Line 1

After 'The development hereby permitted shall not commence' insert 'above ground' and after 'site clearance' add ', basement works'.

Page 23 Condition 31

(Line 1) Delete 'A5' and replace with 'A3'.

(Line 2) Delete 'in order to mitigate air pollution'.

(Line 5) After 'In order to mitigate' insert 'the impact of exposure to'.

Page 23 Delete Condition 32: Replace with
'No part of the site hoarding and/or enclosure of the site shall be used for the display of advertisement hoardings.

To ensure the satisfactory external appearance of the site, in accordance with policies DC1, DC4 and DC8 of the Local Plan (2018).'

Page 25 Condition 42, Line 1:

Delete 'Save for works below ground level, no development shall commence until' and replace with 'Prior to relevant works' and after 'sign)' add 'shall'.

Page 27 Condition 51, Line 1:

Delete 'No above ground works on the development hereby permitted shall commence until details of external artificial lighting have been submitted to, and approved in writing by, the Council' and replace with 'Prior to occupation of the development hereby permitted details of external artificial lighting shall have been submitted to, and approved in writing by, the Council'.

Page 28 Condition 55, Line 1:

After 'Prior to commencement of the development' insert 'above ground (excluding site clearance, demolition and basement works)'.

Page 30 Add new Condition 61

'Prior to commencement of the development hereby approved the following shall be submitted to, and approved in writing by, the Council:

(i) A Construction Management Plan

Details shall include monitoring and control measures for noise, vibration, lighting, delivery locations, contractors' method statements, waste classification and disposal procedures and locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The approved details shall be implemented throughout the project period.

(ii) A Construction Logistics Plan

This shall be in accordance with Transport for London (TfL) requirements and must seek to minimise the impact of construction traffic on nearby roads and restrict construction trips to off peak hours only. The details shall also include the numbers, size and routes of construction vehicles, provisions to ensure that all vehicles associated with the construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. The approved details shall be implemented throughout the project period.

To ensure that construction works do not adversely impact on the operation of the public highway, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, lighting or other emissions from the building site, in accordance with policies T1, T6, T7, CC10, CC11, CC12 and CC13 of the Local Plan (2018).'

Page 31 Justification point 6, Line 3: Delete 'no access to parking permits and'

Page 34 Para.2.4: At end of paragraph add 'A second round of public consultation was carried out in November 2019 in the same manner as the first due to revisions to the application description, as the proposed floorspace figures in the original description did not reflect the originally submitted plans.'

Page 34 Para. 2.5, Line 1: Delete '10' and replace with '11'.

Page 36 Insert New Para.2.13.1

Thames Water have responded requesting conditions relating to foul and surface water drainage. Officers requested that they review their comments as they appeared to relate to a housing development, however as yet this issue is unresolved. Officers propose to discuss this further with Thames Water and to add any appropriate conditions and informatives prior to issuing the decision.

Pages 40-41 Para.3.15: Delete and replace with:

'Local Plan (2018) policy E1 goes on to say that new office development above 2,500sqm should be directed to the Borough's three town centres and opportunity areas, however it also states that the Council will support the retention, enhancement and intensification of existing employment uses, and requires flexible and affordable space suitable for small and medium enterprises in large new business developments.'

Page 46 Para.3.41, Line 4: Delete '2017' and replace with '2019'. Line 5/6: Delete 'the addition of 2 storeys, the refurbishment of the cladding and'.

Page 55 Para.3.97, Line 2: Delete 'Brook Green' and replace with 'Blythe Road'.

Page 69 Para.3.178, Line 6: After '10% local procurement during construction' add 'and a contribution towards local procurement of £6,400'

Page 69 Para.3.178: After 'A highway condition survey of Brook Green, Hammersmith Road and Blythe Road in the vicinity of the site prior to the commencement of works on site' add 'and a further survey following the completion of construction but prior to occupation of the building'.

2017/00392/FUL Nazareth House, 169-175 Hammersmith Road Avonmore and Brook Green 71

Page 73 After Officer recommendation, delete the 2 recommendations and replace them with 'That the Committee resolves to replace the Section 106 Head of Term referred to at paragraph [5.62] of the original committee report for this development dated 13 June 2018 with the following head of term;

Requirement for details of the eligibility criteria (including any subsequent changes to this criteria) for occupants of the care home apartments to be agreed in writing with the Council.

Page 73 After new recommendation Insert 'Appendix 01 ORIGINAL OFFICER'S REPORT'

2019/01908/FUL 430-432 Uxbridge Road Wormholt and White City 102

Page 103 Recommendation 2, Line 1: Insert 'That' at the start; Line 2, Insert 'be authorised' after committee

Page 107 Condition 19, line 2: delete 'short' replace with 'long'

Page 112 Condition 35, line 15: delete '97/68/EC' replace with '2016/1628'

Page 125 Paragraph 3.38, line 2: Delete 'short' and replace with 'Long'.

2019/03015/FUL 2A Loftus Road Shepherd's Bush Green 130

Page 131 Recommendation 2, Line 1: Insert 'That' at the start; Line 2, Insert 'be authorised' after committee

Page 136 Delete Condition 19: Replace with new condition 19:

The development hereby permitted shall not be used or occupied prior to works to repave the redundant cross-over immediately in front of the site. The alterations shall be paid for by the developer, who will be required to enter into an agreement with the local highways authority under Section 278 of the Highways Act, 1980. The works will include any consequential amendment to on street parking.

To ensure that the redundant crossover is removed and to allow on-street parking to be maximised in accordance with Policies T1 and T4 of the Local plan (2018).

Page 137 Add new condition 24:

"Prior to occupation of the development, details of the installation of the Air Source Heat Pumps and/or Electric Boilers to be provided for space heating and hot water shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

In the interests of air quality, in accordance with Policy CC10 of the Local Plan (2018)".

Page 149 Para 3.34 Line 8: Add after flat add 'for the building manager'