

Planning and Development Control Committee Minutes

Wednesday 10 February 2016

PRESENT

Committee members: Councillors Adam Connell (Chair), Iain Cassidy (Vice-Chair), Colin Aherne, Michael Cartwright, Elaine Chumney, Lucy Ivimy (arrived at 7:05pm), Alex Karmel, Natalia Perez and Viya Nsumbu

34. MINUTES

RESOLVED THAT:

The minutes of the meeting of the Planning and Development Control Committee held on 30 November 2015 and 9 December 2015 be confirmed and signed as an accurate record of the proceedings.

(Councillor Lucy Ivimy was not present for this item).

35. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Robert Largan. Apologies for lateness were received from Councillor Lucy Ivimy.

36. DECLARATION OF INTERESTS

There were no declarations of interest.

(Councillor Lucy Ivimy was not present for this item).

37. PLANNING APPLICATIONS

Please note these minutes were amended at the following meeting on 9 March 2016. For details of the amendments please refer to those minutes.

37.1 **Site At Junction Of Western Avenue And Old Oak Road, Wormholt And White City, 2015/02231/FUL**

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

The Committee heard representations in support of the application from the architect. He noted that the scheme would provide a significant amount of amenity and bring an increased economic activity provided by the students living in the building. If approved the development would be delivered promptly, ensuring that the construction noise on site would be well managed and that the design quality would be enhanced by the use of high quality materials.

An additional condition was proposed by Councillor Karmel, seconded by Councillor Aherne, controlling the hours of use of the coffee shop from 7am to 10pm, to limit disturbance to residents. The Committee agreed to this condition.

An additional condition was proposed by Councillor Karmel, seconded by Councillor Aherne, to ensure that residents' television signals would not be affected by the development during the construction process and in perpetuity. The Committee agreed to this condition and asked officers to draft the condition as appropriate, if the application was to be approved.

The Committee voted on planning application 2015/02231/FUL and the results were as follows:

For:	4
Against:	5
Not Voting:	0

The Committee therefore decided not to agree the Officer's recommendation to approve the application. It was then proposed by Councillor Connell and duly seconded that the proposal be refused on the following grounds:

- (i) **Design** – Poor quality, building too high and appearance not in keeping with the conservation area;
- (ii) **Impact on residents' amenity** – Adverse impact on daylight;
- (iii) **Highways** – unacceptable pick-up and drop-off arrangements for students at start/end of terms; and
- (iv) **Highways** – development would lead to increased traffic generation and increased parking stress in the area; unacceptable servicing arrangements proposed; impact on traffic flow / the one-way system including Foxglove Street.

The Committee decided unanimously to agree these reasons for refusal.

RESOLVED THAT:

Planning Application 2015/02231/FUL be refused on the following grounds:

- (i) **Design** – Poor quality, building too high and appearance not in keeping with the conservation area;
- (ii) **Impact on residents' amenity** – Adverse impact on daylight;
- (iii) **Highways** – unacceptable pick-up and drop-off arrangements for students at start/end of terms; and
- (iv) **Highways** – development would lead to increased traffic generation and increased parking stress in the area; unacceptable servicing arrangements proposed; impact on traffic flow / the one-way system including Foxglove Street.

37.2 Mackenzie Trench House, Lillie Road, SW6 7PD, Fulham Reach, 2015/04554/DET

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

RESOLVED THAT:

That application 2015/04554/DET and Addendum be approved.

Meeting started: 7.00 pm
Meeting ended: 8.24 pm

Chair

Contact officer: Katia Richardson
Committee Co-ordinator
Governance and Scrutiny
Tel 020 8753 2368
E-mail: katia.richardson@lbhf.gov.uk

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 10.02.2016

Reg ref:	Address	Ward	Page
2015/02231/FUL	Site at Junction of Western Ave And Old Oak Road	Wormholt and White City	13
Page 19	Delete Condition 19 – condition 35 acceptably covers lighting matters; and re-number subsequent condition numbers		
Page 20	Condition 23: line 4 – replace ‘dwellings’ with ‘student rooms’		
Page 22	Delete condition 29 (duplicate of condition 28); and re-number subsequent condition numbers		
Page 24	Condition 37: line 2 – replace ‘excellent’ with ‘very good’		
Page 24	Add a new condition as follows: ‘Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted, without planning permission first being obtained. To ensure that that the visual impact of telecommunication equipment can be considered in accordance with Policy DM G3 of the Development Management Local Plan 2013.’		
Page 25	Justification 2. Design – line 7: Replace ‘preserved’ with ‘enhanced’		
Page 27	Para 1.2, line 3: Replace ‘eastern’ with ‘western’		
Page 39	Para 3.36, line 2: Replace ‘four’ with ‘five’		
Page 39	Para 3.36: Replace ‘171 – 209’ with ‘183/185 to 207/209’.		
Page 40	Para 3.40: Replace ‘191 – 205’ with ‘183/185 to 207/209’.		
Page 45	Para 3.66: line 4 - Delete the sentence starting with ‘Subsequently Transport for London....’. Replace it with ‘London Buses have confirmed that they are willing to accept the suspension of the bus stop for the main part of the construction period’.		
Page 47	Para 3.77, line 8, delete ‘60_1g/m3’ and replace with ‘60 µg/m3’		
Page 49	Planning Obligations – delete ‘TO BE COMPLETED’		
Page 50	Para 3.88 - At the end of the last sentence insert the following: ‘The proposed legal agreement would include the following Heads of Terms:’		

Page 53

Insert new paragraph 1.6a after 1.6:

'In January 2016, planning permission granted for Variation of Condition 2 to allow minor alterations, vary wording of Conditions 13 and 15 to use 'good noise standard specified in BS8233:2014 (rather than BS8233:1999) and vary Condition 23 to allow an updated Energy Statement date August 2015 in connection with planning permission ref: 2014/03969/FUL granted 21st August 2015.'
