

Planning and Development Control Committee Minutes

Wednesday 8 June 2016

PRESENT

Committee members: Councillors Adam Connell (Chair), Iain Cassidy (Vice-Chair), Colin Aherne, Michael Cartwright, Wesley Harcourt (*arrived at 7.03pm*), Lucy Ivimy (*left at 9.10pm*), Alex Karmel and Natalia Perez

Other Councillors: Councillor Ben Coleman

1. MINUTES

RESOLVED THAT:

The minutes of the meeting of the Planning and Development Control Committee held on 10 May 2016 be confirmed and signed as an accurate record of the proceedings.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Robert Largan and Viya Nsumbu. Apologies for lateness were received from Councillor Wesley Harcourt.

3. DECLARATION OF INTERESTS

Councillor Alex Karmel declared a significant interest in respect of 20 Delaford Street, SW6 7LT, Fulham Broadway 2016/00726/FUL, as he knew one of the objectors and had connections to the neighbouring Sir John Lillie 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 Meeting of the Council held on 18 May 2016.

The Chair noted a misprint on the membership printed on the front page of the agenda. It still listed Councillor Elaine Chumnerly as a Committee Member instead of the newly appointed Member, Councillor Wesley Harcourt.

The Committee welcomed Councillor Harcourt and thanked Councillor Chumnerly for her work at the Committee.

5. PLANNING APPLICATIONS

5.1 67 - 69 Aspenlea Road, W6 8LH, Fulham Reach 2015/05807/FUL

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

The Committee voted on planning application 2015/05807/FUL and unanimously 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) Inadequacy of the amenity space, particularly at basement level;
- (ii) The over density of the site;
- (iii) Risk of flooding to the basement level;
- (iv) Inadequacy of refuse storage;
- (v) Inadequacy of lighting to the bedrooms in the basement flat;
- (vi) Impact on the amenities spaces on neighbouring properties; and
- (vii) Inadequate design of the elevation, scale and massing.

The Committee decided unanimously to agree these reasons for refusal.

RESOLVED THAT:

Planning Application 2015/05807/FUL be refused on the following grounds:

- (i) Inadequacy of the amenity space, particularly at basement level;
- (ii) The over density of the site;
- (iii) Risk of flooding to the basement level;
- (iv) Inadequacy of refuse storage;
- (v) Inadequacy of lighting to the bedrooms in the basement flat;
- (vi) Impact on the amenities spaces on neighbouring properties; and
- (vii) Inadequate design of the elevation, scale and massing.

5.2 Filmer Road Studios, 75 Filmer Road, SW6 7JF, Town 2016/00292/FUL

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

The Committee heard representations in support of the application from the agent. Some of the points he raised included the high quality of the design, the inclusion of amenity spaces, large garages, bikes storages, good public transport connectivity, the contribution to the conservation area and the continuation of the site for residential use. He added that the Ward Councillor Greg Smith supported the scheme.

RESOLVED THAT:

That application 2016/00292/FUL be approved subject to the conditions set out in the report and Addendum.

5.3 20 Delaford Street, SW6 7LT, Fulham Broadway 2016/00726/FUL

Councillor Alex Karmel declared a significant interest in respect of the application, as he knew one of the objectors and had connections to the neighbouring Sir John Lillie 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.

The Committee heard representations against the application from a local resident speaking on behalf of other local residents. He listed a number of concerns including overdevelopment, saturation of flats in the area, inadequate refuse collection and storage, increase in parking stress, potential for flooding and the layout not suitable for a family.

The Planning Officer read a Statement in support of the application on behalf of the applicant stating that this new application had addressed the reasons for refusal of application 2015/03106/FUL as well as addressed some of the concerns of some local residents by reducing the number of flats from 3 to 2.

The Committee heard representations against the application from Councillor Ben Coleman, Ward Councillor for Fulham Broadway.

Councillor Cassidy proposed, seconded by Councillor Aherne, an additional condition to remove the right to use this development for a small scale house in multiple occupation without planning permission. 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 2016/00726/FUL and the results were as follows:

For:	1
Against:	7
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) Inadequacy of refuse storage, cycle storage and emergency egress; and
- (ii) Poor lighting and ventilation to basement floor level.

The Committee decided unanimously to agree these reasons for refusal.

RESOLVED THAT:

Planning Application 2016/00726/FUL be refused on the following grounds:

- (i) Inadequacy of refuse storage, cycle storage and emergency egress; and
- (ii) Poor lighting and ventilation to basement floor level.

The meeting was adjourned at the request of the Chair, between 20.45 and 20.50, for a comfort break.

5.4 Gas Holder Station, Michael Road, Sands End 2015/02559/HAZ

RESOLVED THAT:

That the Head of Legal Services be authorised to make an Order to be confirmed by the Secretary of State in accordance with the procedures set out under S.14(2) of The Planning (Hazardous Substances) Act 1990 to revoke the Hazardous Substance Consent no. RN/1993/8131/P granted 18 November 1992 and subsequent continuation consents.

5.5 White City One Media Village, Wood Lane, W12, College Park And Old Oak 2015/05922/FUL & 2016/00420/FUL

The above two applications were considered together.

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

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.

RESOLVED THAT:

That the Executive Director of Transport and Technical Services be authorised to determine application 2015/05922/FUL and 2016/00420/FUL and grant permission up-on the completion of a satisfactory legal agreement and subject to the following:

- The conditions set out in the reports;
- The conditions set out in the Addendum for application 2015/05922/FUL; and
- An additional condition be included to ensure that residents' television signals would not be affected by the development during the construction process and in perpetuity.

(Councillors Lucy Ivimy and Colin Aherne were not present for the voting on this item).

5.6 Former BBC Television Centre, Wood Lane, W12, Shepherd's Bush Green 2016/01373/VAR

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

The Committee voted on application 2016/01373/VAR and the results were as follows:

For:	5
Against:	1
Not Voting:	1

RESOLVED THAT:

That the Executive Director of Transport and Technical Services be authorised to determine application 2016/01373/VAR and grant permission up on the completion of a satisfactory legal agreement and subject to the conditions set out in the report and Addendum.

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

Meeting started: 7.00 pm
Meeting ended: 9.55 pm

Chair

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PLANNING APPLICATIONS COMMITTEE
Addendum 08.06.16

<u>Reg. No:</u>	<u>Site Address:</u>	<u>Ward</u>	<u>Page</u>
2015/05807/FUL	67 – 69 Aspenlea Road, London, W6 8LH	Fulham Reach	7
Page 13	Condition 22, line 4: After “council.” insert “Details of a green roof to manage SuDS within this site should be submitted for consideration by the Environmental Policy Team. The green roof should be integrated within one of the flat roof areas of the building.”		
Page 16	After Condition 32, insert new condition reading: “33) The development hereby permitted shall not commence until detailed drawings of all elevations in plan, section and elevation at a scale no less than 1:20 showing details of :- a] fenestration; b] brickwork, including the detail brick reveal to the windows and the junction to the Aspenlea Road and Lurgan Avenue elevations; c] railings to lightwells and balconies d] junctions with adjoining buildings; are submitted to, and approved in writing by the Council. To ensure a satisfactory external appearance, in accordance with Policy BE1 of the Core Strategy 2011 and Policy DM G1 of the Development Management Local Plan 2013.”		
Page 32	Para 3.67, after line 7, insert new line “The proposed building has the potential to integrate a green roof system into one of the flat roof areas (within the roof terraces at second floor level) and it is considered that this would be the most feasible option in terms of SuDS”.		
Page 34	Filmer Road Studios, 75 Filmer Road, SW6	Town	34
Page 35	Delete condition 4 and replace with: ‘No demolition or construction works shall commence prior to the submission and approval in writing by the Council of a demolition method statement, a construction management plan and a construction/demolition logistics plan which shall include details of the steps to be taken to re-use and recycle waste, details of site enclosure throughout construction and details of the measures proposed to minimise the impact of the construction processes on the existing amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours, waste classification and secure off-street loading and drop off facilities, and the measures proposed to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site in connection with the demolition and construction processes. All construction works shall be carried out in accordance with the approved details. To ensure that demolition and 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, dust, lighting or other emissions from the building site, in accordance with Policies 5.18, 6.3 and 7.14 of the London Plan 2011 and Policies DM J1, J6, H5, H8, H9, H10 and H11 of the Development Management Local Plan 2013’.		

2015/05922/FUL	White City One Media Village, Wood Lane, London W12	College Park and Old Oak	85
Page 87 and 104	Delete drawing reference "1040_07_02_315 P1" and replace with: "1040_07_02_315 P2"		

2016/01373/VAR	BBC Television Centre Wood Lane London W12	Shepherds Bush Green	146
Pages 156 – 160	Insert approval date '12/05/2016' to conditions 13, 14, 15 and 23.		
