

Planning and Development Control Committee Minutes

Wednesday 14 December 2016

PRESENT

Committee members: Councillors Adam Connell (Chair), Iain Cassidy (Vice-Chair), Colin Aherne, Michael Cartwright, Wesley Harcourt, Alex Karmel, Robert Largan, Natalia Perez and Viya Nsumbu

6. MINUTES

RESOLVED THAT:

The minutes of the meeting of the Planning and Development Control Committees held on 18 October 2016 and 9 November 2016 be confirmed and signed as an accurate record of the proceedings.

7. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Lucy Ivimy.

8. DECLARATION OF INTERESTS

Councillor Adam Connell declared an interest in respect of Five Star Car Wash, 108 Shepherd's Bush Road London, W6 7PJ and W12 and W6 Motors Limited Bamborough Gardens, London W12 8QN as he is a customer of the Five Star Car Wash. 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.

Councillor Wesley Harcourt declared an interest in respect of St Augustine's Priory, 55 Fulham Palace Road, London W6 8AU as he was Chair of governors of another Roman Catholic Primary School that has used the facilities and has close links with the Church and associated 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.

9. PLANNING APPLICATIONS

9.1 21 Effie Road, London SW6 1EN 2015/04542/FUL

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

The Committee voted on application 2015/04542/FUL and the results were as follows:

For:

6

Against:

2

Not Voting:

1

RESOLVED THAT:

The application 2015/04542/FUL be approved subject to the conditions set out in the officer report and Addendum.

9.2 St Augustine's Priory, 55 Fulham Palace Road, London 2016/02870/FUL

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

Councillor Wesley Harcourt declared an interest in respect of St Augustine's Priory, 55 Fulham Palace Road, London W6 8AU as he was Chair of governors of another Roman Catholic Primary School that has used the facilities and has close links with the Church and associated 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.

During discussions, Members agreed to change the wording of condition 13, on page 66 of the agenda and for '15' to be replaced with '12'.

The Committee voted on planning application 2016/02870/FUL and the results were as follows:

For:

9

Against:

0

Not Voting:

0

RESOLVED THAT:

The application 2016/02870/FUL be approved subject to the conditions set out in the officer report and Addendum.

9.3 Five Star Car Wash 10B Shepherd's Bush Road, London W6 7PJ And W12 And W6 Motors Limited Bamborough Gardens London W12 8QN 2016/03271/FUL

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

Councillor Adam Connell declared an interest in respect of Five Star Car Wash, 108 Shepherd's Bush Road London, W6 7PJ and W12 and W6 Motors Limited Bamborough Gardens, London W12 8QN as he is a customer of the Five Star Car Wash. 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 voted on application 2016/02870/FUL and the results were as follows:

For:
9
Against:
0
Not Voting:
0

RESOLVED THAT:

The application 2016/02870/FUL be approved subject to the conditions set out in the report and Addendum.

Addendum

Meeting started: 7:00 pm
Meeting ended: 8:20 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 14.12.2016

Reg ref:	Address	Ward	Page
2015/04542/FUL	21 Effie Road London	Town	16
Page 17	Delete Condition 3.		
Page 19- 20	Condition 10, in both first and second paragraph, after 'details' insert 'and samples'.		
Page 23	Condition 24, replace 'P_004' with 'P_004 Rev 3'.		
Page 24	Condition 28, replace 'six dwellings' with 'four dwellings'.		
Page 32	2) Design, at end of first paragraph add: 'The proposal would preserve and enhance the character and appearance of the adjacent conservation area and the conservation of which it forms a part of.'		
Page 34	Under 'Justification for Approving the Application' section. Add new paragraph: '8) Air Quality: Subject to additional air quality, mechanical ventilation and fresh air intake details, the proposal will ensure neutral air quality outcomes in accordance with Policies 3.2, 5.3 and 7.14 of the London Plan 2016 and Policy DM H8 of the Development Management Local Plan 2013.'		
Page 35	Paragraph 1.2, third line, after 'but adjacent to the' add 'Walham Grove'.		
Page 35	Paragraph 1.7, first line, after 'submitted in 2006' add 'and subsequently withdrawn'.		
Page 36	Paragraph 1.9, Delete 'Section 103', replace with 'Section 106'.		
	Paragraph 1.9, last line, delete 'same' replace with 'similar'		
Pages 40-41	Delete, second sentence of paragraph 3.5, replace with 'There is a net increase in office space (B1 use) of 51 square metres, self storage space (B8 use) by 1,004 square metres and residential floor area by 1,134 square metres.'		
Page 41	Paragraph 3.6, Delete second sentence, replace with 'The existing office space will be relocated in the eastern building at ground floor level.'		
	Paragraph 3.7, second sentence, delete 'seven', replace with 'six.'		
Page 44	Paragraph 3.30, delete first sentence.		
	Paragraph 3.35, after the second sentence add 'Policy DM G1 requires that new build development, in this instance, the four dwelling houses, will be permitted if it is of a high standard of design and compatible with the scale and character of existing development and its setting.'		
Page 50	Paragraph 3.81, first sentence, after 'The' add 'western'.		
Page 51	Paragraph 3.92, delete first bullet point.		

Page 53	<p>Paragraph 3.101, first sentence, delete 'seven', replace with 'six'.</p> <p>Paragraph 3.105, first sentence, after 'no longer provided', delete 'to any of the surrounding properties. Furthermore, the other users of the site will no longer have access to the site.'</p> <p>Paragraph 3.106, first sentence, delete 'traffic'.</p>
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2016/02870/FUL	<p>St Augustine's Priory Hammersmith Broadway 61 55 Fulham Palace Road</p>
Page 63	Condition 4, delete the second paragraph.
Page 68	Condition 23, delete 'and cycle' in the first sentence.
Page 72	<p>Add Condition 39: 'The development shall not commence prior to the submission of details of all cycle parking on the site. No part of the development hereby approved shall be occupied prior to the provision of these spaces. All spaces are to be maintained for the life of the development.'</p> <p>In order to promote alternative, sustainable forms of transport, in accordance with Policy DM J5 of the Development Management Local Plan 2013 and Policy 6.9 and Table 6.3 of the London Plan 2016.'</p> <p>After the first sentence of Part 1 of the Justification insert: 'The proposal would preserve and enhance the character and appearance of the adjacent conservation area and the conservation of which it forms a part of.'</p>
Page 74	<p>Consultation Comments, add Hammersmith and Fulham Commission on Air Quality.</p> <p>Delete first three addresses as listed in consultation comments.</p> <p>Paragraph 1.2, delete "46m" and replace with "44m".</p>
Page 83	<p>Paragraph 3.36, delete Design Policy 24.</p> <p>Paragraph 3.40, delete RL 29.24m, RL 22.42m, and RL 15.47m, and replace with 23.5m, 16.6m and 9.7m.</p>
Page 84	Paragraph 3.43, insert DM G1 and DM G7 in the first sentence.
Page 87	In paragraph 3.64, the second sentence is to be amended by deleting 'from RL 11.72 to RL 18.22 – a' and replacing it with 'by'.
Page 88	Paragraph 3.75, the second sentence delete 'DH9_2' and replace with 'paragraphs 3.78 and 3.79'.
Page 90	Delete Paragraph 3.92 and replace with: 'The subject site is located in PTAL 6b, with very good access to the District and Piccadilly lines at Hammersmith Station. In accordance with Policy DM J2, the maximum permissible rates are two spaces for the café and 31 spaces for the remaining use (priory, church and all other office, meeting and administration areas).'

Page 94 Paragraph 3.126, add 'Total liability for Mayoral CIL - £26,577.44

Paragraph 3.127 add 'Total liability for LBHF CIL - £6,082.91

Delete Section 5.0 Legal Agreement.

Delete '5.0 Conclusion', replace with '4.0 Conclusion'.

2016/03271/FUL	Five Star Car Wash, 10B Shepherd's Bush Road W6 7PJ and W12 and W6 Motors Ltd, Bamborough Gardens, W12 8QN	Addison	96
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Page 103 Condition 19, reason – delete 'and satisfactory provision for permeable surfaces'

Page 106 Condition 36, line 3, Replace 'Rev.B' with 'Rev. C'; line 4, Add 'Rev.A' to drwg no.; line 6, Replace 'Rev.A' with 'Rev. B'

Page 109 Delete condition 46 (condition 58 is sufficient); and re-number the conditions that follow

Page 110 Condition 49. At the end add 'The travel plan shall be reviewed by the applicant at years 1, 3 and 5 and reported to the council.'

Page 112 Justification, line 9, Replace '62' with '66'

Page 113 Justification, line 2, Delete 'Conditions' and replace with 'A legal agreement/conditions'

Page 119 Para 2.1, line 2, Replace '7' with '8' and at the start of the open bracket, before 'at' add 'one with no address given (NAG), and'

Add an extra point to the end of 2.1: 'Overcrowding, limited options for car parking and the garage/car wash services are essential to the area'.

Page 121 Insert new para 2.16: 'The Hammersmith and Fulham Disability Forum Planning Group provided initial comments on the application in September 2016 following a meeting with the agent and Officers. The design of the proposal was subsequently amended to take on board their comments regarding the internal arrangement of the development to ensure the residential units would be compliant with M4(2) accessible home and M4(3) wheelchair home standards. The revised drawings were reviewed by the group and further comments were provided in November 2016, following which a small number of further amendments to the plans were made to ensure full M4(2) and M4(3) compliance.'

Re-number para 2.16 as 2.17

Justification 1. At the following to the end of the para: 'This proposed mixed use development within the White City Opportunity Area would also be consistent with the objectives of policy B and policy WCOA of the Core Strategy 2011.'

- Page 136** Para 3.75, line 10, Replace '46' with '58'
- Page 145** Para 3.114, line 10. After 'where the commercial element is proposed' add a new sentence 'In addition there would be space provided for a refuse bin and a recycling bin for the office at ground floor level'
- Page 149** Para 4.1; At following to the end of the para: This proposed mixed use development within the White City Opportunity Area would also be consistent with the objectives of policies B and WCOA of the Core Strategy 2011.
- Page 150** Para 4.5, line 2, Delete 'Conditions' and replace with 'A legal agreement/conditions'
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