

# Planning and Development Control Committee Minutes

Wednesday 8 February 2017

## **PRESENT**

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

**Other Councillors:** Councillor Guy Vincent

## 14. **MINUTES**

### **RESOLVED THAT:**

The minutes of the meeting of the Planning and Development Control Committee held on 11 January 2017 be confirmed and signed as an accurate record of the proceedings.

## 15. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Cartwright.

## 16. **DECLARATION OF INTERESTS**

Councillor Alex Karmel declared an interest in respect of Thames Wharf, Rainville Road, London W6 9HA as he had eaten at the River Café. He considered that this did not give rise to a perception of a conflict of interest and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

## 17. **PLANNING APPLICATIONS**

### 17.1 **Land North of Westfield Shopping Centre Ariel Way, London, Shepherd's Bush Green 2015/05684/FUL**

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

During the course of discussions, the committee considered conditions 14 and 15 of the officer report and requested the trigger date in condition 14 to be amended. It was also highlighted that the site was hostile to cyclists and this needed to be integrated into the Enforcement Strategy. Both proposals were moved and duly seconded and the following amendments were agreed:

1. Amend trigger date in condition 14 to require measures to be implemented 6 months from the grant of planning permission; and
2. Include a scheme discouraging cyclists from using Ariel Way to form a part of the Enforcement Strategy (secured by s106 agreement) as set out in the Heads of

The Committee voted on application 2015/05684/FUL and the results were as follows:

For:

9

Against:

0

Not Voting:

0

#### **RESOLVED THAT:**

1. That the Committee resolve that the Director for Planning & Development be authorised to determine the application and grant permission upon the completion of a satisfactory legal agreement and subject to conditions.
2. To authorise the Director for Planning & Development in consultation with the Director of Law and the Chair of the Planning and Development Control Committee to make any minor modifications to the proposed conditions or heads of terms or any subsequent minor changes arising out of detailed negotiations with the applicant which may necessitate the modification, which may include the variation, addition or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions.

#### **17.2 Former BBC Television Centre Wood Lane London W12, Shepherd's Bush Green 2016/03970/RES**

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

During the course of discussions, Councillor Karmel requested his dissent to be recorded regarding the Mews House .

The Committee voted on application 2016/03970/RES and the results were as follows:

For:

9

Against:

0

Not Voting:

0

**RESOLVED THAT:**

That application 2016/03970/RES be approved subject to the conditions set out in the report.

**17.3 Thames Wharf Rainville Road London W6 9HA, Fulham Reach 2016/04874/FUL**

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

Councillor Alex Karmel declared an interest in respect of Thames Wharf, Rainville Road, London W6 9HA as he had eaten at the River Café. He considered that this did not give rise to a perception of a conflict of interest and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

Councillor Vincent spoke in support of the application as a ward Councillor.

Members agreed that any conditions which applied to the restaurant should also apply to the café. Councillor Harcourt highlighted the noise of idling engines at drop off and pick up points and emphasised the need for a travel plan to be implemented to protect residential amenity.

Councillor Cassidy sought further clarity about condition 17 regarding the non-delivery of food and asked for this to be amended to include 'any type of vehicle'. Both proposals were moved and duly seconded and the following amendments were agreed:

1. Amend new condition (20) in the addendum to include submission of a travel plan.
2. Amend condition 17 in the report to read."any type of vehicle".

The Committee voted on application 2016/04874/FUL and the results were as follows:

For:

9

Against:

0

Not Voting:

0

**RESOLVED THAT:**

That application 2016/04874/FUL be approved subject to the conditions set out in the report and addendum sheet.

**17.4 Hammersmith Police Station 226 Shepherd's Bush, Road London W6 7NX, Hammersmith Broadway 2016/04200/FUL**

Please see the Addendum attached to the minutes for further details. Further letters of objection were received from, and on behalf of, 3 Cambridge Court. Comments were also received from the Hammersmith Society.

The Committee heard a representation in support of the application by the Agent on behalf of the applicant stating that the applicant had worked in close partnership with the council to agree an acceptable design, layout and finish. Detailed discussions had taken place on the bulk and massing of the proposal. The original design had proposed a façade, however, this had evolved and the proposal now retained the original building. The proposal would contribute to the modernising agenda of the service, offer increased cycle parking beyond those set out in the London Plan and enhance public safety.

The Committee voted on application 2016/04200/FUL and the results were as follows:

For:

9

Against:

0

Not Voting:

0

**RESOLVED THAT:**

Subject to the changes set out in the addendum, that the Committee resolve that the Lead Director of Planning and Development be authorised to determine the application and grant permission up on the completion of a satisfactory legal agreement and subject to conditions.

**17.5 Hammersmith Police Station 226 Shepherd's Bush, Road London W6 7NX, Hammersmith Broadway, 2016/04201/LBC**

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

The Committee voted on application 2016/04201/LBC and the results were as follows:

For:

9

Against:

0

Not Voting:

0

**RESOLVED THAT:**

That application 2016/04201/LBC be approved as set out in the officer report.

**17.6 Hammersmith Embankment Site Known as 'Fulham Reach' Land Bounded By Chancellor's Road, Distillery Road And Winslow Road, Including Sections Of Thames Path, River Thames, Frank Banfield Park And Highway Land London W6 Fulham Reach 2016/04748/RES**

The Committee voted on application 2016/04748/RES and the results were as follows:

For:

9

Against:

0

Not Voting:

0

**RESOLVED THAT:**

That application 2016/04748/RES be approved subject to the condition(s) set out below:

- 1 This development hereby permitted shall be begun either within 3 years from the date of the original permission 2011/00407/COMB approved 23rd December 2011 or following the expiration of 3 years from the date of the final approval of reserved matters, whichever is the later unless otherwise agreed by the Council.

To comply with the Town and Country Planning Act 1990 (as amended) and to give additional flexibility in the form of extra time and to provide long term certainty to allow the development to proceed without seeking renewals to the permission.

- 2 The development shall not be erected otherwise than in accordance with the approved drawings contained in the report.

Meeting started: 7.00 pm  
Meeting ended: 8.35 pm

Chair .....

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**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**Addendum 08.02.2017**

Reg ref:	Address	Ward	Page
2016/04874/FUL	Thames Wharf, Rainville Road W6, 9HA	Fulham Reach	101

2016/04874/FUL	Thames Wharf, Rainville Road, London, W6 9HA		101
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**Page 101**

Add the following condition:

'The parking area known as Skelwith Road Car Park located to the northern boundary of Thames Wharf Studios shall not be used by customers or staff to serve the development hereby approved.

To ensure that the amenity of occupiers of adjacent premises is not adversely affected by noise, in accordance with Policy DM H9 of the Development Management Local Plan 2013'.

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Since the agenda was published four additional representations have been received. A letter was received from Roythornes Solicitors, the legal advisors to Thames Wharf Limited who are the freehold owners of the Thames Wharf complex; a second objection from a local resident at Thames Reach; and two additional letters in support, one from 10 Colwith Road and one with no address given.

2016/04200/FUL	Hammersmith Police Station 226, Shepherd's Bush Road, W6 7NX	Hammersmith Broadway	119
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**Page 123**

Delete condition 10 and replace condition 11 with the following condition:

'Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, following demolition / site clearance and prior to any further development/construction, a quantitative risk assessment report based on a site investigation undertaken in compliance with the approved preliminary risk assessment (Campbell Reith Geo-environmental Desktop Study Ref: 12402, dated January 2017) and site investigation scheme (Campbell Reith Ground Investigation Specification Ref: 12402 , dated 2<sup>nd</sup> December 2017), is to be submitted to and approved in writing by the Council.

This report shall assess the degree and nature of any contamination identified on the site through the site investigation; and include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. 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 and present) are understood to occur at, or near to, this site. This 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 and policies DM H7 and H11 of the Development Management Local Plan 2013.'

Re-number condition numbers accordingly.

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Condition 45, line 2 after 'including' insert 'method statement for the salvaging and re-use of brickwork and stonework'

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Further letters of objection have been received from, and on behalf of, 3 Cambridge Court. The Hammersmith Society have also sent in a further letter.

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**2016/04201/LBC**

**Hammersmith Police Station  
226, Shepherd's Bush Road,  
W6 7NX**

**Hammersmith Broadway**

**164**

**Page 168**

Condition 14, line 2 after 'including' insert 'method statement for the salvaging and re-use of brickwork and stonework'; and line 6 replace '1:20' with '1:10'.

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