

Planning and Development Control Committee Minutes

Tuesday 14 March 2017

PRESENT

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

18. APOLOGIES FOR ABSENCE

There were no apologies for absence.

19. DECLARATION OF INTERESTS

There were no declarations of interest.

20. PLANNING APPLICATIONS

20.1 Queens Manor Primary School, Lysia Street, London, Palace Riverside 2016/04899/FR3

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

The Committee voted on application 2016/04899/FR3 and the results were as follows:

For:

10

Against:

0

Not Voting:

0

RESOLVED THAT:

That the application be approved pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the condition(s) set out report and changes in the addendum.

20.2 Queens Manor Primary School, Lysia Street, London, Palace Riverside 2016/04900/LBCHF

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

The Committee voted on application 2016/04900/LBCHF and the results were as follows:

For:

10

Against:

0

Not Voting:

0

RESOLVED THAT:

That application 2016/04900/LBCHF be approved subject to the conditions set out in the report and changes in the addendum.

20.3 Outside Walham Green Court, Waterford Road, London, Parsons Green and Walham 2016/04700/ADV

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

Councillor Loveday spoke as a Ward Councillor against the application. Councillor Karmel read out a statement on behalf of Councillor Stainton in opposition to the application.

Councillor Ivimy moved that Condition 6 be amended so that it read correctly. The committee duly seconded this proposal.

Councillor Karmel requested his vote against the application was recorded in the minutes. The Committee voted on application 2016/04700/ADV and the results were as follows:

For:

5

Against:

4

Not Voting:

1

RESOLVED THAT:

That application 2016/04700/ADV be approved subject to the conditions set out in the report, amendment to condition 6 and changes in the addendum.

20.4 Adjacent to Cairns House, 291 Wandsworth Bridge, London, Sands End 2016/04701/ADV

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

Councillor Hamilton spoke as a Ward Councillor against the application.

Councillor Karmel highlighted that Councillor Law had expressed safety concerns about the application. Councillor Ivimy moved that some of the wording relating to “unless otherwise agreed in writing” be removed from conditions 4 and 5 and condition 6 should be reworded so that it read correctly. The Committee duly seconded this proposal.

Councillor Karmel requested his vote against the application was recorded in the minutes. The Committee voted on application 2016/04701/ADV and the results were as follows:

For:
5
Against:
4
Not Voting:
1

RESOLVED THAT:

That application 2016/04701/ADV be approved subject to the conditions set out in the report, the amendments to the report and the changes in the addendum.

20.5 Laundry, 78 Farm Lane, London, Fulham Broadway 2016/04823/FUL

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

The Committee voted on application 2016/04823/FUL and the results were as follows:

For:
6
Against:
4
Not Voting:
0

RESOLVED THAT:

That application 2016/04823/FUL be approved subject to the conditions in the report and changes in the addendum.

20.6 11-15 Lillie Road, London, Fulham Broadway 2016/03855/FUL

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

The Committee voted on application 2016/03855/FUL and the results were as follows:

For:

4

Against:

4

Not Voting:

1

RESOLVED THAT:

That application 2016/03855/FUL be approved (the vote was carried by the Chair's casting vote) as set out in the officer report and changes in the addendum

20.7 Thames Wharf, Rainville Road, London, Fulham Reach 2016/04418/FUL

The Committee heard a representation in support of the application by the Applicant. Some of the points raised included the design concept, which would provide a community space supporting the arts, well-being and yoga. The creation of a café space, the efficient use of an existing empty building and the creation of local employment.

The Committee heard a representation in support of the application by the Free Holder. Some of the points raised included the commercial viability of the application, as well as its potential to complement and enhance the local area.

The Committee heard a representation from Councillor Guy Vincent, Ward Councillor for Fulham Reach.

The Committee voted on planning application 2016/04418/FUL and the results were as follows:

For:

10

Against:

0

Not Voting:

0

RESOLVED THAT:

That application 2016/04418/FUL be approved subject to the conditions set out in the report and changes in the addendum.

20.8 Walkabout Inn Including Part of the Dorsett Hotel 56 and 58 Shepherd's Bush Green, London 2016/04044/FUL

The Committee heard a representation in support of the application by the Applicant. Some of the points raised included the close joint working with the Council on the design and the involvement with local committees. Further points included, the high level of local support, the creation of a new public entertainment space and the creation of local jobs. It was noted that a positive meeting had taken place with the Council's Design Review Panel and that the design would be fully inclusive.

Councillor Largan proposed that the colour for the brick work should be brought back to Committee should the application be approved. This was duly seconded.

The Committee voted on planning application 2016/04044/FUL and the results were as follows:

For:

9

Against:

1

Not Voting:

0

RESOLVED THAT:

That application 2016/04044/FUL be approved subject to the conditions set out in the report and changes in the addendum.

20.9 Walkabout Inn Including Part of the Dorsett Hotel 56 and 58 Shepherd's Bush Green, London 2016/04045/LBC

The Committee voted on planning application 2016/04045/LBC and the results were as follows:

For:

9

Against:

0

Not Voting:

1

RESOLVED THAT:

That application 2016/04045/LBC be approved subject to the conditions set out in the report and changes in the addendum.

20.10 Land North of Westfield Shopping Centre, Ariel Way, London, Shepherd's Bush Green 2016/05319/RES

The Committee voted on planning application 2016/05319/RES and the results were as follows:

For:

10

Against:

0

Not Voting:

0

RESOLVED THAT:

That application 2016/05319/RES be approved subject to the conditions set out in the report and changes in the addendum

20.11 66 To 96 Railway Arches, Wood Lane, London, College Park and Old Oak 2016/05219/FUL

The Committee voted on planning application 2016/05219/FUL and the results were as follows:

For:

9

Against:

0

Not Voting:

0

RESOLVED THAT:

That application 2016/05219/FUL be approved subject to the conditions set out in the report and changes in the addendum

20.12 M&S White City, 54 Wood Lane, London, London, College Park and Old Oak 2016/03907/VAR

The Committee voted on planning application 2016/03907/VAR and the results were as follows:

For:

9

Against:

0

Not Voting:

0

RESOLVED THAT:

That application 2016/03907/VAR be approved subject to the conditions set out in the report and changes in the addendum

Meeting started: 7.00 pm
Meeting ended: 11.23 pm

Chair

Contact officer: Charles Francis
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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 14.03.2017

<u>Reg. No:</u>	<u>Site Address:</u>	<u>Ward</u>	<u>Page</u>
2016/04899/FR3	Queens Manor Primary School	Town	3
Page 4	Delete drawing No. "001 P05" and replace with "001 P06"		
Page 8	Condition 20, delete 'demolition method statement' and replace with 'demolition logistics plan'.		
Page 10-11	Delete Conditions 27, 28 and 29.		
Page 14	<p>Add Condition 41: 'Prior to the commencement of the development (excluding site clearance and demolition) details must be submitted to and agreed in writing by the council of the Ultra Low NOx Gas fired boilers to be provided for space heating and domestic hot water. The Gas fired boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (at 0% O2). Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates will need to be provided to the council to verify boiler emissions.</p> <p>To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).'</p>		
Page 14	<p>Add Condition 42: 'No development shall commence until an Air Quality Dust Management Plan (AQDMP) is submitted to and approved in writing by the Council. The AQDMP must include an Air Quality Dust Risk Assessment (AQDRA) that considers residential receptors on-site and off-site of the development and is undertaken in compliance with the methodology contained within Chapter 4 of the Mayor's of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014 and the identified measures recommended for inclusion into the site specific AQDMP. The AQDMP submitted must comply with and follow the chapter order (4-7) and appendices (5,7,8,9) of the Majors SPG and should include an Inventory and Timetable of dust generating activities during demolition and construction; Dust and Emission control measures including on-road construction traffic e.g. use of Low Emission Vehicles; Non-Road Mobile Machinery (NRMM). Air quality monitoring of PM10 should be undertaken where appropriate and used to prevent levels exceeding predetermined Air Quality threshold trigger levels. Developers must ensure that on-site contractors follow best practicable means to minimise dust and emissions at all times.</p> <p>To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).'</p>		
Page 34	Paragraph 3.100, fourth sentence, delete '6', replace with '8'		
2016/04900/LBCHF	Queens Manor Primary School	Town	39
Page 40	Description of development, seventh line, delete '6', replace with '8'.		
2016/04700/FUL	Outside Walham Green Court at Waterford Road	Parsons Green and Walham	42
Page 45-46	Delete Condition 12.		
Page 46	In Justification 1, delete the words 'Hammersmith Odeon' and replace with 'Moore Park'.		
Page 51	Delete the first sentence in paragraph 4.18 and replace it with the following: 'The single sided signage faces westwards and it is sited in a relatively open area with the nearest residential properties including the 12 storey residential building (21m) to the west, 531 Fulham Road (16m) to the east and 50 Walham Green Court fronting Waterford Road (15m) to the south.'		

2016/04701/FUL	Adj to Cairns House, Wandsworth Bridge Road	Sands End	54
Page 57-58	Delete Condition 12.		
Page 60	In paragraph 3.1, add the following sentence: 'Three further submissions from 197 and 214 Wandsworth Bridge Road and NAG were received following the finalisation of the agenda. The issues raised are already addressed in the body of the report'.		
2016/04823/FUL	Laundry, 78 Farm Lane	Fulham Broadway	66
Page 70	Condition 16, delete 'commercial' and replace with 'residential'.		
Page 68	Condition 23, delete 'and cycle' in the first sentence.		
Page 75	Add Condition 35: 'The development shall not commence prior to the submission and approval in writing by the Council of details of the measures proposed to ensure that the proposed car lift is maintained in working order and in accordance with the manufacturer's advice. The measures shall be implemented in full in accordance with the approved details, and shall thereafter continue to be implemented in full.		
	In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policy T1 of the Core Strategy 2011, Policy DM A1, A9, J2 and J3 of the Development Management Local Plan 2013 and SPD Transport Policy 33 of the Planning Guidance Supplementary Planning Document 2013.'		
Page 75	Add Condition 36: 'None of the residential units hereby permitted shall be occupied until the arrangements have been made for the Council to replace the wall mounted lighting with suitable replacement fixtures prior to the removal of the existing lighting to ensure continuity of lighting provision for the safety of the public using this walkway have been completed.		
	To ensure that the proposal has an acceptable impact on pedestrian safety and on the operation of the highway and in the interest of visual amenity, in accordance with Core Strategy Policy T1 (2011) and Policies G1 and G3 of the Development Management Local Plan (2013).'		
Page 88	Paragraph 3.59, after the last sentence add (Condition 35)		
2016/03855/FUL	11-15 Lillie Road, SW6	Fulham Broadway	92
Page 93	<u>Drq Nos:</u> AMEND to refer to "Outline Delivery and Servicing Management Plan (June 2016) Steer Davies Gleave" and ADD "Outline Demolition and Construction Logistics Plan - Steer Davies Gleave"		
Page 94	Condition 4: delete 4 th line: "...and all associated activities..."		
Page 98	Condition 17: delete 1 st line: "...commence..." ADD "...be occupied..."		
Page 99	Condition 21: Reason for Condition. Delete 1 st /2 nd line: "The use of the accommodation separate from the use of the remainder of the application property as an apart hotel would raise..." and ADD: "The use of the accommodation for any other purpose would raise..."		
Page 43	Condition 43: Reason for Condition. Delete "To comply with Emission Standards" and ADD: "To comply with the requirements of the NPPF (2012), Policies 7.14 of the London Plan (2016) (including 2013 alterations), Core Strategy 2011 policy CC4 of the London Borough of Hammersmith and Fulham Core Strategy (2011), and Policy DM H8 of the Development Management Local Plan (2013).		
	Condition 44: delete 1 st line: "...each of the CHP units..." and ADD: "...the CHP unit..."		
Page 105	ADD two conditions: <u>Condition 46: Travel Plan</u>		

The development hereby permitted shall not be used or occupied until a final travel plan for the hotel use shall be submitted to and approved in writing by the Council. The travel plan shall be implemented in full compliance with the approved details, and shall thereafter continue to be fully implemented whilst the use remains in operation. The plan shall be annually monitored and reviewed and the details of the outcome of this process shall be submitted in writing to the Council.

To ensure that the existing amenities of local residents are safeguarded and to ensure that the operation of the use does not add unduly to existing levels of traffic generation, in accordance with Policy T1 of the Core Strategy 2011 and policies DM J1, DM J5, DM J6, DM H9 and DM H11 of the Development Management Local Plan 2013.

Condition 47: Delivery and Servicing Management Plan

The development hereby permitted shall not be used or occupied until a final Delivery and Servicing Management Plan has been submitted to and approved in writing by the Council. Details shall specify the number of weekly deliveries and collections and size of vehicles to be used, as well as the times for deliveries, vehicle movements and quiet loading/unloading measures. The measures/scheme shall be implemented in accordance with the approved details prior to occupation of the development hereby permitted, and thereafter permanently retained and maintained in line with the agreed plan.

In order to ensure that satisfactory provision is made for refuse storage and collection and to ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, in accordance with Policy CC3 and CC4 of the Core Strategy of the core Strategy 2011 and policies DM H5, DM H9 and H11 of the Development Management Local Plan 2013.

- Page 108** Paragraph 1.9 - 2nd line: Delete “...recessed glass top contained on the roof on 2 storeys” and ADD: “...recessed glass top floor contained on the roof.”
- Page 112** Paragraph 3.17 - last line: Insert “and layout” after room sizes.
- Page 113** Paragraph 3.21 - 9th line: Insert “1-9 Lillie Road and...” before Lillie Square development.

2016/04418/FUL **Thames Wharf, Rainville Road** **Fulham Reach** **124**

Page 126 Delete Condition 4 (Car Park Management Plan).

Page 129 Delete from Condition 22 (Travel Plan) the following;

“The parking area known as Skelwith Road Car Park, located to the northern boundary of Thames Wharf Studios, shall only be used between the hours of 08:00 till 19:00 by customers or staff to serve the use hereby approved. The Travel Plan shall be regularly reviewed, at intervals to be agreed with the Council.”

Page 130 Add Condition 23 (No Parking – Skelwith Road Car Park);

“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”

Page 130 Add Condition 24 (Site Management Strategy);

“Prior to commencement of the use hereby approved a Site Management Strategy shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include measures to restrict the maximum capacity for events to be held within Block 3 not to exceed a 100 people at any one time.

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”

2016/04602/FUL **Land North of Westfield Shopping Centre** **Shepherds Bush Green** **144**

Page 145 Replace ‘Drawing Nos: See Condition 2 with ‘Drawing Nos: See Condition 1’

Page 150	Condition 12, Line 1: Add 'hereby approved' after development		
Page 171	Para. 4.10: Replace 'Historic Buildings Society' with 'Hammersmith and Fulham Historic Building Group'		
Page 210	After 'Travel Plan' insert 'and £15,000 monitoring fee'		
2016/04044/FUL	Walkabout Inn including part of the Dorsett Hotel	Shepherds Bush Green	214
Page 225	Condition 35 – Delete and replace with 35) Prior to the commencement of the development hereby permitted, a further BREEAM Assessment shall be submitted to show how the scheme will meet the 'Excellent' rating (including CO2 reduction targets) unless otherwise agreed in writing by the Local Planning Authority. The development hereby permitted shall only be carried out in accordance with the recommendations set out in the Sustainability Statement. Within 6 months of first occupation/use of the premises, confirmation that the development meets the requirements of the agreed BREEAM rating shall be submitted (in the form of a post-construction BREEAM assessment), to the council for its written approval. To ensure that sustainable design is implemented, in accordance with Policy 5.3 of The London Plan 2011, Policies DM G1 and H2 of the Development Management Local Plan 2013 and Policy H3 of the Core Strategy 2011.		
Page 246	Para 3.26, Line 1 - delete `135` and replace with `133` Page 257 Para 3.99 line 3 delete 'disagre' replace with 'disagree'		
2016/05319/RES	Land North of Westfield Shopping Centre	Shepherds Bush Green	271
Page 272	Replace 'Drawing Nos: See Condition 2' with 'Drawing Nos: See Condition 1'		
Page 287	Para. 3.12: Replace '2015/03944/VAR' with '2016/03944/VAR'		
Page 288	Para. 3.13: Replace '2015/03944/VAR' with 2016/03944/VAR'		
Page 306	Para. 6.86: Line 2: insert '2015 S73 Consent' before 's106' and delete 'of the'		
2016/05219/FUL	Wood Lane Arches	Shepherds Bush Green	309
Page 317	Condition 25: Insert (g) a written record of the consultation carried out with the landowners of the development sites to the south and north of the arches, including where possible, details of any agreement for use of the designated routes within both sites (as appropriate) from the relevant parties.		
Page 319	Condition 31:Delete 'completion of works'. Replace with 'public arches (75, 76 and 77) in Phase 2 to be opened' to bullet point (a); Insert additional bullet point (e) Feasibility of delivering the works necessary to open up one or all of the approved public arches 75, 76 and 77 (in Phase 2), in the event that the completion of the commercial/workshop uses in Phase 2 are delayed (notwithstanding the longstop as approved in part (a) of this condition).		
2016/03907/VAR	M&S White City Site	College Park and Old Oak	347
Page 406	Insert paragraph number after para. 5.62. Numbering to read 5.63 – 6.83.		
Page 407	Last paragraph on page (not numbered) line 3: Replace 'Section 106 of the Town and Country Planning Act 1990 (As Amended)' with 'Section 106A of the Town and Country Planning Act 1990'		