

Planning and Development Control Committee Minutes

Tuesday 18 April 2017

PRESENT

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

21. MINUTES

RESOLVED THAT:

The minutes of the meeting of the Planning and Development Control Committee held on 14 March 2017 be confirmed and signed as an accurate record of the proceedings subject to the amendments below, item:

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

That Councillor Largan's vote against the application be recorded in the minutes.

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

That Councillor Karmel proposed a first motion that the application be refused. He then proposed a second motion to request the item be deferred due to insufficient information. A vote was taken on this matter prior to resolving the item.

22. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Lucy Ivimy and Viya Nsumbu

23. DECLARATION OF INTERESTS

There were no declarations of interest.

24. DECISION TO RE-ORDER THE AGENDA

The Chair proposed that the agenda be re-ordered, with which the Committee agreed, and the minutes reflect the order of the meeting.

25. PLANNING APPLICATIONS

25.1 Planning Enforcement Review 2016

During discussions Members requested clarification on the status of 275 Uxbridge Road and whether there was any action which could be taken given the unauthorised profits which had been made. Officers confirmed the case had been investigated by the Council's fraud team and further action was not deemed to be in the public interest to pursue the Proceeds of Crime Act (POCA). Members asked whether any financial proceeds had been seen and officers confirmed they would investigate this further.

Members asked about those cases where planning consent had expired and if enforcement action could be taken? In response, officers explained interested parties would be encouraged to submit an application and then enforcement action could only be taken if the development caused harm.

The Chair thanked officers for their presentation.

RESOLVED THAT:

That the report be noted.

That officers be requested to provide an update on the status of 275 Uxbridge Road. Subsequent to the meeting, the Council were unable to establish any financial proceeds in respect of 275 Uxbridge Road.

25.2 1 - 3 Michael Road, London SW6 2ER, Parsons Green and Walham 2016/01448/FUL

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

The Committee voted on application 2016/01448/FUL and the results were as follows:

For:

8

Against:

0

Not Voting:

0

RESOLVED THAT:

That application 2016/01448/FUL be approved subject to the conditions set out in the report and changes in the addendum.

25.3 2-4 Shortlands London, W6 8DJ, Avonmore and Brook Green 2016/04025/FUL

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

The Committee heard a representation in support of the application by a representative of the Applicant. Some of the points raised included the close working with the Council to develop an attractive design, the use of high quality materials and the wide consultation which had occurred. Other points included there was no impact on daylight to adjacent occupiers, it supported the Hammersmith Town Centre concept and would provide 11 new homes.

Councillor Ffiske spoke as a Ward Councillor against the application. The points that were raised included: It was an unusual site, the design incorporated a massive increase in height to the street scene. If approval were granted, it would represent a marked departure from the Council's normal approach, as the town centre usually stepped down in residential areas. If approved, it would set a precedent.

The Committee considered a first motion on application 2016/04025/FUL on whether to accept the officer recommendation as set out in the report. The Committee voted against the officer recommendation.

The Chair proposed a second motion, to refuse planning permission. This was seconded by Councillor Karmel. The results were as follows:

For:

8

Against:

0

Not Voting:

0

RESOLVED THAT:

That the officer recommendation of approval, be overturned and application 2016/04025/FUL be refused for the following reasons:

- The lack of affordable housing
- Concerns about air quality
- The incorporation of insufficient office space within the design
- Overshadowing and the impact on the garden of the adjacent respite home
- The overall design, scale and height of the proposal

Meeting started: 7.00 pm
Meeting ended: 8.55 pm

Chair

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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 18.04.2017

<u>Reg. No:</u>	<u>Site Address:</u>	<u>Ward</u>	<u>Page</u>
2016/0148/FUL	1 – 3 Michael Road	Parsons Green and Walham	3
Page 9	Under 'Conservation Area' enter 'Moore Park Conservation Area'.		
Page 11	After Condition 4 renumber conditions from 5 onwards.		
Page 25	Under neighbour comments, 2 additional letters received from Harwood Terrace King's Road Residents Association and The Fulham Society.		
Page 30	Paragraph 3.21, first sentence, delete 'Part of'.		
Page 34	Paragraph 3.50, first sentence, after 'Borough' add 'and will protect and enhance the conservation area in which it forms a part of.'		
Page 35	Paragraph 3.59, after 'London Plan', 'insert 'are not exclusively north facing or'.		
Page 38	Paragraph 3.74, fifth line, after 'no' delete 'approved habitable windows facing the application site' and insert 'rooms either existing or approved with habitable windows exclusively facing the application site'.		
Page 39	Paragraph 3.83, fourth line, delete '14.3sq.m' insert '25.5s.qm'.		
2016/04025/FUL	2 – 14 Shortlands	Avonmore and Brook Green Green	46
Page 47	Drg Nos: – Delete P1-100 and replace with P1-100 Rev P2; delete P3-102 and replace with P3-102 Rev P2		
Condition 02)	Delete P1-100 and replace with P1-100 Rev P2; delete P3-102 and replace with P3-102 Rev P2		
Page 66	Para 3.27, Line 2 – Add `)` after `units`.		