

# Planning and Development Control Committee Minutes

Tuesday 7 November 2017

## **PRESENT**

**Committee members:** Councillors Adam Connell (Chair), Iain Cassidy (Vice-Chair), Colin Aherne, Michael Cartwright, Wesley Harcourt, Natalia Perez, Jacqueline Borland, Lucy Ivimy and Alex Karmel

**Other Councillors:** Councillor Harry Phibbs

## **14. MINUTES**

### **RESOLVED THAT:**

The minutes of the meeting held on 10 October 2017 were agreed as an accurate record.

## **15. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Viya Nsumbu

## **16. DECLARATION OF INTERESTS**

Councillor Lucy Ivimy declared a non pecuniary interest in respect of 12 and 14 Wellesley Avenue as she lived nearby and knew a number of the objectors. She remained in the meeting, participated and voted on the item.

## **17. DECISION TO REORDER THE AGENDA**

In view of members of the public present for particular applications the Chair proposed that the agenda be re-ordered, with which the Committee agreed, and the minutes reflect the order of the meeting

## **18. PLANNING APPLICATIONS**

## **19. CUMBERLAND LODGE, 21 CUMBERLAND CRESCENT, LONDON, W14 8XB, AVONMORE AND BROOK GREEN 2017/02684/FUL**

Please see the Addendum attached to the minutes which made minor changes to the report.

The Committee heard a representation in support of the application by the Applicant's agent. Some of the points raised included: a mixture of changing teaching methods and statutory requirements necessitated the need for additional space. The application was for a temporary change of use only. No external works were required and only minor internal conversion work was required. There was no scope for another site to be used and there was no increase in pupil numbers associated with the application.

Councillor Karmel formally proposed an amendment to condition 1 which would permit the proposed use for a limited period of 'up to' five years.

The Committee voted on application 2017/02684/FUL and whether to agree the officer recommendation of approval and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:

9

Against:

0

Not Voting:

0

The Committee also unanimously resolved to approve the amendment to Condition 1.

**RESOLVED THAT:**

That application 2017/02684/FUL be approved subject to the changes set out in the Addendum.

**20. 12 AND 14 WELLESLEY AVENUE, LONDON, W6 0UP, RAVENSCOURT PARK  
2017/02065/FUL**

Please see the Addendum attached to the minutes which amended the report.

Councillor Lucy Ivimy declared a non pecuniary interest in respect of 12 and 14 Wellesley Avenue as she lived nearby and knew some of the objectors. She decided to remain in the meeting, and participated and voted on the item.

Officers drew the Committee's attention to the addendum and corrected the error in relation to Councillors Morton and Fiske being cited incorrectly as Ward Councillors for Ravenscourt Park ward.

The Committee heard a representation from the Applicant in support of the application. Some of the points raised included: the proposal was a high quality design, amended drawings had been submitted to address concerns which had

been raised and it was similar in design to an adjacent building. Further points included: the proposal was not overly dominant, there would be limited overlooking, the tall elements of the design were set back, B1 usage was appropriate for the site and no trees would be removed during construction.

The Committee heard a representation in objection to the proposal from two residents. Some of the points included: the proposal was detrimental to the street scene, it was a tall building which would create overlooking and privacy issues and would cause parking stress. Additional points included: the proposal would not reduce vehicular movements in the area, goods and services deliveries would be disruptive, the sunlight and daylight forecasts were not realistic and overall the design was overwhelming.

Councillor Harry Phibbs spoke as a Ward Councillor. He highlighted that a great number of residents had written to the Council expressing a number of valid concerns. He explained that the existing building was attractive and the scale and design of the proposal was alien to the surrounding environment. Further points included: it would be damaging to the conservation area and increase traffic locally.

The Committee discussed the existing building, the height and design of the proposal in the context of the local area and conservation area, as well as privacy and right to light issues.

The Committee voted on application 2017/02065/FUL and whether to agree the officer recommendation of refusal. This was put to the vote and the result was as follows:

For:  
9  
Against:  
0  
Not Voting:  
0

## **RESOLVED THAT:**

That application 2017/02065/FUL be refused for the reasons set out in the report.

### **21. THE TRIANGLE (5-17 HAMMERSMITH GROVE) AND BRITANNIA HOUSE (1-11 GLENTHORNE ROAD), 3 AND 3A HAMMERSMITH GROVE AND 12-18 BEADON ROAD, HAMMERSMITH, LONDON W6 0LH, HAMMERSMITH BROADWAY 2017/02717/FUL**

Please see the Addendum attached to the minutes which amended the report.

Officers provided a comprehensive overview of the proposal and highlighted the main planning considerations. Officers explained to members the reason why the planning application was brought back to the Committee for further consideration.

The Committee heard a representation in support of the application by the Applicant's agent. Some of the points raised included: The proposal would define the north side of Lyric Square and provide employment at ground floor level. The improved scheme included: a building line which had been pulled back by 3 metres on Hammersmith Grove maintaining the line of the existing building and a façade which had been pulled back by 4 metres. The building scale had been adjusted to reduce the scale of the proposal on Beadon and Glenthorne Road and the loss of 3 Hammersmith Grove was justified in the context of the design. The proposal would also create new retail and gallery spaces, provide a distinguished building and the appeal for the previous scheme would be withdrawn.

Councillor Alex Karmel commented that a decision on the application had been made at the previous meeting. As such, he would not be voting on the item.

During the course of discussions, the Committee explored a number of issues which included: the increased height, changed building lines, the loss of the building of merit and the applications' spatial context. Other points included: the shortfall in relation to carbon reduction targets which could be ameliorated through an offset payment, transport considerations and need for a comprehensive travel plan to be submitted.

The Committee voted on application 2017/02717/FUL and whether to agree the officer recommendation of approval for the reasons set out in the planning report and addendum. This was put to the vote and the result was as follows:

For:

6

Against:

2

Not Voting:

1

#### **RESOLVED THAT:**

That application 2017/02717/FUL be approved for the reasons set out in the report and addendum.

#### **22. FORMER LAUNDRY SITE REAR OF NOS 9 - 61 PENNARD ROAD, LONDON W12, SHEPHERD'S BUSH GREEN 2017/03851/FUL**

Please see the Addendum attached to the minutes which amended the report.

Officers introduced the report and drew the Committee's attention to the additional letters of objection which had been received since the agenda was published.

The Committee heard a representation in objection to the application by two members of the Shepherds Bush Market Tenants Association. Some of the points raised included: The containers were sited without permission and the proposal was a retrospective application to legitimise this action. The application failed to safeguard the local community, the containers were an eyesore and a temporary solution failed to address the long term needs of the market. A s106 agreement should be imposed on the site so that the timescales associated with the change of use terms could not be extended.

The Committee heard a representation from the Applicant. Some of the points raised included: the rationale behind the application was to increase footfall in the area which was at an all-time low and to enhance commercial opportunities. The containers provided affordable workspace and supported food and beverage sales as well as storage facilities. The Applicant was committed to the long term success of the market. If the application were approved, it would bring investment to the existing market.

In the course of discussions, the Committee sought clarification regarding the removal of the second storey of containers and the implications of extending the two-year permission. Further points raised included: the consultation process which differed from the September 2017 application, potential noise to neighbouring residential properties and whether soft landscaping might be used to mitigate against increased noise.

The Committee voted on application 2017/03851/FUL and whether to agree the officer recommendation of approval and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:  
8  
Against:  
1  
Not Voting:  
0

**RESOLVED THAT:**

Planning Application 2017/03851/FUL be approved for the reasons set out in the report and addendum

**23. THE GATEWAY SITE, WHITE CITY PLACE, 201 WOOD LANE, LONDON W12, COLLEGE PARK AND OLD OAK 2016/04452/COMB**

Please see the Addendum attached to the minutes which amended the report.

The Committee heard a representation in support of the application by the Applicant. Some of the points raised included: there were a number of economic and public benefits of the scheme that aligned with the Opportunity Area policies.

The proposal would provide further retail space as well as two public squares. The proposal site will be the first site in London to commit to a defined, output based offer for entrepreneurs and SME's. Details were provided about the inducements on offer to encourage early adopters to the site.

The Committee discussed the height, the detailed comments received from neighbours as well as the feedback from the GLA. Further concerns included: the views of residents from Wood Lane, the impact of general development on local residents and need to apportion section 106 monies accordingly. Finally, the impact on the microclimate and prevalence of wind tunnels was discussed.

The Committee voted on application 2016/04452/COMB and whether to agree the officer recommendation of approval and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:  
9  
Against:  
0  
Not Voting:  
0

**RESOLVED THAT:**

That application 2016/04452/COMB be approved for the reasons set out in the report.

**24. ADDENDUM**

Meeting started: 7:00 pm  
Meeting ended: 9:57 pm

Chair .....

Contact officer: Charles Francis  
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**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**Addendum 07.11.2017**

REG REF.	ADDRESS	WARD	PAGE
<b>2016/04452/COMB</b>	<b>The Gateway Site White City Place 201 Wood Lane London, W12</b>	<b>Collage Park &amp; Old Oak</b>	<b>84</b>
<b>Pages 94, 99, 114, 115</b>	Amend Conditions 22, 36, 86, 87 to read "Prior to each development phase"		
<b>Page 99</b>	Condition 35: Change "190mg" to "150mg"; Include "for a maximum of 48 hours" between 'used' and 'when' in second to last sentence; add "Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained."		
<b>Pages 100, 110</b>	Conditions 37, 73: Change "commencement" to "occupation"		
<b>Pages 102 &amp; 148</b>	Condition 45 & Para 6.124: Delete last sentence.		
<b>Page 108</b>	Condition 65: Change "the development" to "works to GWE Phase".		
<b>Page 114</b>	Condition 85: Delete duplicate condition.		
<b>Page 117</b>	Point 2, Second para: Delete third and fourth sentence.		
<b>Pages 122 &amp; 146</b>	Para 3.1 & Para 6.110 & Para 7.2: Increase number of cycle parking to "1151 (801 GWE, 320 GWC, 30 GWW)"; delete "146 short term cycle parking spaces"		
<b>Page 124</b>	Para 4.1: Increase residents consulted from "213" to "994". Replace last sentence with "One representation has been received raising concerns regarding insufficient site notices."		
<b>Page 154</b>	Replace "36.9%" with "35.5% for GWE, 36.1% for GWC and 37.4% for GWW"		

<b>2017/03851/FUL</b>	<b>Former Laundry Site</b>	<b>Shepherds Bush Green</b>	<b>165</b>
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**Page 166** Condition 2 – replace 'TBC' with;

Planning Statement prepared by Lichfields dated 02/10/2017;

Design and Access Statement prepared by We Like Today and Farrer Huxley Associates dated October 2017;

Delivery and Servicing Management Plan prepared by Motion, dated 20/09/2017;

Landscape Statement prepared by Farrer Huxley Associates (Ref. 171002-FHA-693-R-01-P4);

Noise Impact Assessment prepared by Scotch & Partners Acoustics (dated October 2017);

Transport Statement prepared by Motion dated 29/09/2017;

Travel Plan prepared by Motion dated 29/09/2017;

Sustainable Urban Drainage Scheme Assessment (Rev C) dated 18/09/2017 prepared by Motion;

Drawings: SBM\_1001\_Rev ; SBM\_1002\_Rev A; SBM\_1003\_Rev A; SBM\_1004\_Rev A; SBM\_1005; SBM\_1010\_Rev C; SBM\_1012\_Rev E; SBM\_1013\_Rev E; SBM\_1013a\_Rev E; SBM\_1014\_Rev E; SBM\_1014a\_Rev E; SBM\_1015\_Rev D; SBM\_1017\_Rev C; SBM\_1022; SBM\_1023; SBM\_1024\_Rev A; SBM\_2001\_Rev A; SBM\_2002\_Rev A; SBM\_2003\_Rev A; SBM\_2004; SBM\_2005; SBM\_2005a; SBM\_2006; SBM\_2010\_Rev D; SBM\_2011\_Rev C; SBM\_2012\_Rev D; SBM\_2013\_Rev B; SBM\_2014; SBM\_2014a; SBM\_2015\_Rev A; SBM\_4002; SBM\_4003.

**Page 169** Condition 16 – replace with:

Upon first occupation of the development the Delivery and Servicing Management Plan prepared by Motion dated 29/09/2017, shall be implemented in full compliance with the approved document, and shall thereafter continue to be fully implemented for the period of the development.

**Page 170** Condition 18 – replace with:

Upon the commencement of the use, the Travel Plan prepared by Motion dated 29/09/2017 shall be implemented in full compliance with the approved details, and shall thereafter continue to be fully implemented for the period of the development.

**Page 183** Para.4.4 – amend to read;

During the consultation period 221 responses were received, of these 49 were comments in support and 172 were objections. A Petition was also received with 92 signatories. The petition raised concerns over the linear character of the market, drainage, parking, odours, noise, and waste removal.

**Page 184** Para 4.6 –replace with:

It is noted that many of the objections received discussed issues that were not material planning considerations and as such have not been responded to within the report.

**Page 184** Para 4.10 –replace with:

Shepherds Bush Market Tenants Association (SBMTA) has objected on the following grounds:

- o Lack of adequate consultation period;
- o Compromise of character and linear dynamic;
- o Disturbance to neighbouring residences;
- o Visual amenity;
- o Increased traffic and parking pressure;
- o Lack of cycle spaces;
- o Impacts to drainage and potential flooding;
- o Waste management arrangements;
- o Land contamination;
- o Odours and noise from cooking; and
- o Impact to the viability of Shepherds Bush Market.

**Page 193** Para. 6.51 – delete and replace with:

TfL guidance suggests the need for a travel plan for workplace sites with more than 20 employees. The B1 use will employ more than 20 and as such a Travel Plan has been submitted and is considered acceptable.



**2017/02065/FUL**                      **12 and 14 Wellesley Avenue, W6**                      **Ravenscourt Park**                      **197**

**Page 212**                      Para 3.19, Line 1: Delete 'units' replace with `unit`

**Page 216**                      Para 3.39, Line 6: Delete 'the' before Wellesley.

**Page 217**                      Para 3.47, Line 1: Delete 'house' replace with `residential unit`

Since the agenda was published letters of support have been received from Councillor David Morton  
and Councillor Caroline Ffiske

**2017/02684/FUL**                      **Cumberland Lodge,**                      **Avonmore and Brook**                      **233**  
**Cumberland Crescent W14**                      **Green**

**Page 238**                      Para 3.2, Line 3: Deletes 'states' replace with `state`

**Page 239**                      Para 3.11, Line 2: Insert `application` before site.