

Planning and Development Control Committee Minutes

Tuesday 5 December 2017

PRESENT

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

Others: Councillors Stephen Cowan and Ben Coleman

25. MINUTES

RESOLVED THAT:

The minutes of the meeting held on 7 November 2017 were agreed as an accurate record.

26. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Viya Nsumbu and Councillor Lucy Ivimy.

27. DECLARATION OF INTERESTS

Councillor Alex Karmel declared a pecuniary interest in respect of 62 Lillie Road as the applicant was his sister and he had an interest in the property. He left the meeting and did not participate in the item.

Councillor Alex Karmel declared an interest in respect of 3 St Peter's Square as he knew one of the objectors. He stayed in the meeting and voted on the item.

Councillor Jacqueline Borland declared an interest in respect of 3 St Peter's Square as she knew one of the objectors. She stayed in the meeting and voted on the item.

28. PLANNING APPLICATIONS

29. CLANCARTY LODGE DEPOT, SOUTH PARK, PETERBOROUGH ROAD, LONDON, SW6 3AF, SANDS END 2017/03997/FR3

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 from a representative of the Sands End Community Centre Delivery Group. Some of the points raised included: the community centre would provide a wonderful opportunity to improve community cohesion, increase social interaction and increase social integration. A variety of uses were planned which included: as a meeting place, for recreational use, a dance space, exercise and for general flexible use. It was confirmed that the centre would be community led and organised and overseen by a Community Trust. The applicant had worked closely with officers throughout the application process and the Architects design echoed many elements from the original lodge.

The Committee voted on application 2017/03997/FR3 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:

0

Not Voting:

0

RESOLVED THAT:

That application 2017/03997/FR3 be approved subject to the changes set out in the Addendum.

30. 62 LILLIE ROAD, LONDON SW6 1TN, NORTH END 2017/02180/FUL

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

Councillor Alex Karmel declared a pecuniary interest in respect of 62 Lillie Road as the applicant was his sister and he had an interest in the property. He left the meeting and did not participate in the item.

The Committee voted on application 2017/02180/FUL and whether to agree the officer recommendation of refusal (Recommendation A) and that enforcement action (Recommendation B) should be taken. This was put to the vote and the result was as follows:

Recommendation A – that the application be refused

For:
8
Against:
0
Not Voting:
0

Recommendation B – That the Head of Legal Services be authorised to institute appropriate enforcement and/or Legal proceedings as set out in the report.

For:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

That application 2017/02180/FUL be refused and that the Head of Legal Services be authorised to institute proceedings as set out in the report.

31. 62 LILLIE ROAD, LONDON SW6 1TN, NORTH END 2017/02181/LBC

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

Councillor Alex Karmel declared a pecuniary interest in respect of 62 Lillie Road as the applicant was his sister and he had an interest in the property. He left the meeting and did not participate in the item.

The Committee voted on application 2017/02181/LBC and whether to agree the officer recommendation of refusal (Recommendation A) and that enforcement action (Recommendation B) should be taken. This was put to the vote and the result was as follows:

Recommendation A – that the application be refused.

For:
8
Against:
0
Not Voting:
0

Recommendation B – That the Head of Legal Services be authorised to institute appropriate enforcement and/or Legal proceedings as set out in the report.

For:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

That application 2017/02181/LBC be refused and that the Head of Legal Services be authorised to institute proceedings as set out in the report.

**32. 3 ST PETER'S SQUARE, LONDON W6 9AB, RAVENSCOURT PARK
2017/02970/FUL**

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

The Chair requested both parties to speak for a maximum of 5 minutes on both applications. This was agreed by both the residents in objection and the representatives of the applicant.

The Committee heard a representation in objection to the application by one resident on behalf of two immediate neighbours. Some of the points raised included: St Peter's Square was a jewel in the crown of Hammersmith's architectural heritage. The application site was the largest in the immediate area and had already been extended in a number of ways. Four planning applications had already been refused by the Authority and the case for refusal was well set out in the officer report.

The Committee heard a representation from the Architect and Agent in support of the Applicant. Some of the points raised included: Every single home in the area had been extended and these varied considerably in size and scale. The design was modest and in keeping with the dwelling. The application, if approved, would not impact on Number 4 St Peter's Square and concerns about overlooking could be overcome by sympathetic planting. The appeal decision, did not preclude the application being considered on its merits.

The Committee voted on application 2017/02970/FUL and whether to agree the officer recommendation of refusal and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2017/02970/FUL be refused for the reasons set out in the report and addendum

33. 3 ST PETER'S SQUARE, LONDON W69AB, RAVENSCOURT PARK 2017/02971/LBC

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

A resident spoke in objection and the Architect and Agent spoke in support of the Applicant. The points raised are listed above in application 2017/02970/FUL.

The Committee voted on application 2017/02971/LBC and whether to agree the officer recommendation of refusal for listed building consent. This was put to the vote and the result was as follows:

For:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

That application 2017/02971/LBC be refused for the reasons set out in the report.

34. ADDENDUM

Meeting started: 7.00 pm
Meeting ended: 8.08 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
Tel 020 8753 2062
E-mail: charles.francis@lbhf.gov.uk

Minute Item 34

PLANNING AND DEVELOPMENT CONTROL COMMITTEE Addendum 05.12.2017

<u>Reg. No:</u>	<u>Site Address:</u>	<u>Ward</u>	<u>Page</u>
2017/03667/FR3	Clancarty Road Depot South Park	Sands End	11
Page 12	Drawing Nos – Add ‘See Condition 2’		
Page 25	Reason 2 – Replace ‘a scale compatible with the modern emerging post-industrial character’ with ‘a scale compatible with the character of the area’.		
Page 27	Comments From add: Fulham Society dated 07.11.2017 and Friends of South Park dated 18.11.2017		
Page 29	Para. 1.7 Add – ‘, 28 spaces on Hugon Road (2 minute walk) and 48 spaces on Wandsworth Bridge/Stephendale Road (3 minute walk).’		
Page 41	Para 3.35 – Replace from ‘the loss of...’ with ‘the loss of open space through the 519sqm increase in built form.’		
Page 48	Para. 3.77 - Replace ‘a scale compatible with the modern emerging post-industrial character’ with ‘a scale compatible with the character of the area’.		
Page 51	Para. 3.100 – Replace ‘required’ with ‘has been’; replace ‘A detailed CLP’ with ‘A detailed CLP and Demolition Logistics Plan (DLP); insert ‘construction and’ before ‘demolition’.		
Page 51	Para 3.102 – replace ‘(see below)’ with ‘in the view of officers’.		
Page 60	Para 4.1 – replace first ‘recreational’ in second sentence with ‘community’		
2017/02970/FUL	3 St Peter’s Square London W6 9AB	Ravenscourt Park	73
Page 78	Para 1.15, Line 4: Delete ‘unnacceptably’ replace with ‘unacceptably’		
Page 78	Para 1.15, Line 1: insert ‘ was initially approved at committee in July 2015. The decision was quashed following a judicial review. Planning permission’ after 2015/01357/FUL		
Page 79	Para 1.17, Line 2: Insert ‘ initially approved at committee in July 2015. The decision was quashed following a judicial review. Listed Building Consent was’ after was		
Additional Correspondence			
Letter dated 30/11/17 received from applicant’s agent Montagu Evans, including drawing of proposed planting and comments on report/appeal decision.			
E-mail dated 04/12/17 from Montagu Evans was sent directly to committee members.			
E-mail dated 03/12/17 from S Askins, 4 St Peters Square was sent directly to committee members.			
E-mail dated 05/12/17 from Mr Nott (applicant) was sent directly to committee members.			
2017/02180/FUL	62 Lillie Road London SW6 1TN	North End	62
Page 63	Officer Recommendation, amend A to read: “ A That the application be refused for the reason(s) set out below:”		
2017/02181/LBC	62 Lillie Road London SW6 1TN	North End	70
Page 71	Officer Recommendation, amend A to read: “ A That the application be refused for the reason(s) set out below:”		