

Planning and Development Control Committee Minutes

Tuesday 9 January 2018

PRESENT

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

Others: Councillor Ben Coleman

35. MINUTES

RESOLVED THAT:

The minutes of the meeting held on 5 December 2017 were agreed as an accurate record.

36. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Michael Cartwright and Councillor Lucy Ivimy.

37. DECLARATION OF INTERESTS

There were no declarations of interest.

38. 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.

39. PLANNING APPLICATIONS

40. 13 ALDBOURNE ROAD LONDON W12 0LW WORMHOLT AND WHITE CITY, 2017/04222/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 from the Architect. Some of the points raised included: it was the third resubmission of the design, the alterations to the basement did not pose a flood risk and the roof alternations were in line with permitted development. Other points included: the light wells were modest, the design would enhance the street scape and the applicant had worked closely with the Council preparing its planning application.

The Committee voted on application 2017/04222/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:

0

Not Voting:

0

RESOLVED THAT:

That application 2017/04222/FUL be approved subject to the changes set out in the Addendum

41. FULHAM NORTH AREA HOUSING OFFICE, CLEM ATLEE COURT, LILLIE ROAD, LONDON SW6 7RX, FULHAM BROADWAY 2017/03700/FUL

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

The Committee heard a representation in support from a representative of the Applicant. Some of the points raised included: it was a mixed affordable tenure scheme which had been developed in close conjunction with the Council. The design was car free and the views of disabled people had been taken into account and were integral to the design.

The Committee heard from the Chair, Action on Disability. Some of the points raised included: the application was a wonderful opportunity to deliver a bespoke building for disabled people. Action on Disability had been consulted and involved in the design phase and approval would enable this vision come to fruition. The target users would be very grateful if the application was approved.

Councillor Ben Coleman spoke as ward Councillor for Fulham Broadway. Some of the points raised included the application was an attractive space for disabled users and provided accommodation which responded to people's needs. The

mixture of accommodation types was strong and the he hoped the Committee would approve the scheme.

The Committee noted the proposed design included two lifts and flexible parking arrangements, which would permit the use of blue badges adjacent to the building.

In the course of discussions, Councillor Cassidy proposed that condition 35, relating to sound insulation be amended to read:” enhanced sound insulation for all floor, ceiling and wall structures”. This was seconded by Councillor Karmel and agreed by the Committee.

The Committee voted on application 2017/03700/FUL and whether to agree the officer recommendation of approval, the changes set out in the addendum and the amendment to condition 35. This was put to the vote and the result was as follows:

For:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

That application 2017/03700/FUL be approved for the reasons set out in the report and addendum.

42. QUAYSIDE LODGE WILLIAM MORRIS WAY, LONDON SW6 2UZ SANDS END 2017/03561/FUL

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

Introducing the report, Officers confirmed that two late representations had been received but no new material points had been raised.

The Committee heard a representation in support from the Applicant. Some of the points raised included: the current site was at the end of its commercial life. The demolition and replacement with a ten storey development incorporating 110 private and 37 affordable homes was a good use of the space. The design met the 35% affordable homes target, the developer had worked closely with the Council and it would enhance the character of the area.

Councillors raised a number of points including the density of the development, lack of amenity space and electric vehicle charging points. In response, Officers confirmed the density complied with policy and there were a number local parks such as Imperial Park and South Park which could be used for children’s play space. Officers confirmed that the charging points were trickle charge only.

In the course of discussions, Councillor Cassidy proposed that condition 26, relating to sound insulation be amended to read:” enhanced sound insulation for all

floor, ceiling and wall structures". This was seconded and agreed by the Committee.

The Committee voted on application 2017/03561/FUL and whether to agree the officer recommendation of approval, the changes set out in the addendum and the amendment to condition 26. This was put to the vote and the result was as follows:

For:
5
Against:
3
Not Voting:
0

RESOLVED THAT:

That application 2017/03561/FUL be approved for the reasons set out in the report and addendum.

43. 261 - 267 LILLIE ROAD LONDON SW6 7LL, MUNSTER 2017/01901/FUL

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

The Committee discussed the form of the design and the proposed building materials. Officers confirmed that the chamfer design sought to reduce the bulk of the proposal and the materials which could be used, subject to approval, were controlled by condition.

The Committee voted on application 2017/01901/FUL and whether to agree the officer recommendation of approval, the changes set out in the addendum. This was put to the vote and the result was as follows:

For:
5
Against:
3
Not Voting:
0

RESOLVED THAT:

That application 2017//01901/FUL be approved for the reasons set out in the report and addendum.

44. LAND TO THE REAR OF 2 IFFLEY ROAD, AND LAND TO THE SOUTH AND TO THE REAR OF 1 - 11 SOUTHERTON ROAD, LONDON, HAMMERSMITH BROADWAY 2017/01901/FUL

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

The Committee voted on application 2017/01901/FUL and whether to agree the officer recommendation of approval. Councillor Karmel cited the reason for the recommendation of approval to be overturned and refused was that the use of the site had not been maximised properly. The officer recommendation was put to the vote and the result was as follows:

For:
4
Against:
4
Not Voting:
0

As the Chair held the casting vote and voted against the officer recommendation for approval, the application was overturned and refused.

The Chair proposed the following reasons in summary for refusal: failure to enhance the character and appearance of the conservation area, the poor quality of the design and an unneighbourly form of development in relation to the closest development. The proposal was seconded.

The Committee voted on the proposal for refusal of the application for the reasons set out above and the result was as follows:

For:
5
Against:
3
Not Voting:
0

RESOLVED THAT:

That application 2017//01901/FUL be refused for the reasons set out above.

45. ADDENDUM

Meeting started: 7:00 pm
Meeting ended: 8:48 pm

Chair

Contact officer: Charles Francis
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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 9.01.2018

REG REF.	ADDRESS	WARD	PAGE
2017/03561/FUL	Quayside Lodge, William Morris Way, SW6 2UZ	Sands End	8
Page 9	Condition 2 – Amend drawing numbers to: Dwgs: 10334-T-00; 1099-ZB1-03, 1100-Z00-02, 1101-Z01-03, 1102-Z02-02, 1103-Z03-02, 1104-Z04-03, 1105-Z05-03, 1106-Z06-03, 1107-Z07-03, 1108-Z08-03, 1109-Z09-03, 1110-Z10-03, 1120-ZAA-02, 1121-ZBB-02, 1122-ZCC-02, 1123-ZDD-02, 1130-ZEA-02, 1131-ZWE-02, 1132-ZSO-02, 1133-ZNO-02, EPR-00-SC-0702.		
Page 11	Condition 8 – Amend wording to include parking space numbers: “No part of the development hereby approved shall be used or occupied until a basement layout plan showing the 31 car parking spaces including the provision of 10% (11 spaces) designated as blue badge parking spaces have been submitted to and approved in writing by the Local Planning Authority. These accessible parking spaces shall be permanently retained for the life of the development for use by disabled residents and visitors”.		
Page 29	Para 1.1 – Replace first two sentences: ‘The application site is bounded by Potters Road to the North-west, Watermeadow Lane to the South-west and William Morris way to the South-east. The site is adjacent to Arcadian House and residential dwellings fronting Imperial Crescent to the north-east.’		
Page 31	Para. 2.3 – Replace ‘12’ with ‘14’ objections		
Page 39	Para 3.45 - Last sentence. Add ‘lack of amenity space is acceptable’ to the end. Para 3.47 – Second sentence to read; ...’contains play equipment on the northern side of Imperial Park close to Townmead Road.’		
Page 63	Para 3.201 – 4 th Bullet point add ‘per review’; 5 th point amend to ‘for crossover works’; 6 th point add ‘secured through section 16 of the Greater London (General Powers) Act 1974’.		
2017/03770/FUL	Fulham North Area Housing Office Clem Attlee Court, SW6 7RX	Fulham Broadway	64
Page 88	Para.2.23 – Delete “Surface Water and SUDS Review prepared by UK Flood Risk Consultants” and add “Flood Risk Assessment and Surface Water Management Strategy by Peter Brett Associates LLP” Para 2.24 – 2 nd line: Delete “...a revised internal layout of the proposed office space involving the relocation of the office cycle parking spaces to the west corner of the site, behind the car parking bays;”		
Page 93	Para. 4.19 - 7 th line: Replace LE with LE1.		
Page 95	Para. 4.30 - 7 th line: Delete “...contribute...”		
Page 111	Para. 4.114 – 2 nd line: Delete “...not...”		

Page 112	Para. 4.118 – 1st line: Delete “... (92%)...” and insert: “... (0.92%)...”		
Page 114	Para. 4.128 – 4 th line: Delete “...and...”		
Page 118	Para4.152 – 9 th line: delete “...and would be completed under a S278 agreement.”		
Page 127	Para. 4.201 – 8 th bullet point: Replace with “Economic Training and Local procurement for the construction phase” and replace last bullet with “Housing Estate Land Improvement Works”		
2017/03770/FUL	261-267 Lillie Road SW6 7LL Clem Attlee Court, SW6 7RX	Munster	128
Page 129	Condition 2: replace PO5B with PO5C.		
Page 133	Condition 20: replace PO5B with PO5C.		
Page 134	Condition 26: replace PO5B with PO5C.		
Page 148	Para 3.21: delete “(conditions X and X)” and replace with “(conditions 5 and 12)”		
Page 155	Para 3.70: delete “29” and replace with “28”. Para 3.71 delete “XX” and replace with “29”		
Page 156	Para 3.78 delete “X” and replace with “30”		
2017/01901/FUL	Land to the rear of 2 Iffley Road, and Land to the South and Rear of 1-11 Southerton Road	Hammersmith Broadway	159
Page 159	Add `Bradmore` to conservation area.		
Page 170	Add additional condition (No. 35): “Prior to the commencement of development an Air Quality Dust Management Plan (AQDMP) is submitted to and approved in writing by the Council. The AQDMP must be site specific and include an Air Quality Dust Risk Assessment (AQDRA) that considers sensitive receptors 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 AQDMP. The AQDMP submitted must comply with the Mayor’s SPG and should include an Inventory and Timetable of dust generating activities during demolition and construction; Dust and Emission control measures including on-road and off-road construction traffic, Ultra Low Emission Vehicle Strategy (ULEVS) e.g. use of Ultra Low Emission Vehicles such as Electric, Hybrid (Electric-Petrol); Non-Road Mobile Machinery (NRMM). Details of all the NRMM that will be used on the development site will be required and the NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments. This will apply to both variable and constant speed engines for both NOx and PM. An inventory of all NRMM must be registered on the NRMM register https://nrmm.london/user-nrmm/register . 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. Approved details shall be fully implemented and permanently retained and maintained during the demolition and construction phases of the development.

To reduce the potential adverse air quality impacts of the new development, in accordance with Policy CC2 of the Core Strategy (2013) and Policy DM H8 of the Development Management Local Plan (2013)".

Page 182 Para 3.30 – Line 8 – Delete `tabling` and replace with `architrave`

2017/04222/FUL 13 Aldbourne Road W12 0LW Wormholt and White City 194

Page 195 Delete `303` from drawing numbers and replace with `303A`

Page 201 Add additional condition (No. 26):

"Prior to the occupation of the development hereby approved the existing crossover/dropped kerb to the main house at 13 Aldbourne Road to the Sedgford Road boundary shall be reinstated to create one new on-street parking space.

To ensure that the development does not result in the loss of a parking space in the area, in accordance with Policy DM A1, A9, J2 and J3 of the Development Management Local Plan 2013 and Policy T1 of the Core Strategy 2011"