

Planning and Development Control Committee Minutes

Tuesday 6 March 2018

PRESENT

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

Other Councillors: Councillor Larry Culhane

54. MINUTES

The minutes of the meeting held on 6 February 2018 were agreed as an accurate record, subject to Councillor Karmel's declaration of interest being amended from Stamford Bridge Arches to Ravenscourt Road.

55. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Michael Cartwright and Jacqueline Borland.

56. DECLARATION OF INTERESTS

Councillor Alex Karmel declared a non-pecuniary interest in respect of the Hurlingham Club as he was a member of the club. He had not participated in any of the workshops / meetings or votes among the members on the application. He remained in the meeting, but did not participate or vote on the item.

Councillor Alex Karmel declared a non-pecuniary interest in respect of 32A Vereker Road as he knew two of the objectors. He remained in the meeting, participated and voted on the item.

Councillor Lucy Ivimy declared a non-pecuniary interest in respect of 69-77 Black Lion Lane as she knew a number of the objectors. She remained in the meeting, participated and voted on the item.

Councillor Lucy Ivimy declared a non-pecuniary interest in respect of the Hurlingham Club as she knew various members of the Hurlingham Club. She remained in the meeting, participated and voted on the item

57. DECISION TO RE-ORDER 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.

58. PLANNING APPLICATIONS

59. 66-77 BLACK LION LANE, LONDON W6 9BG, RAVENSCOURT PARK, 2017/03436/FR3

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

Councillor Lucy Ivimy declared a non-pecuniary interest in respect of 69-77 Black Lion Lane as she knew a number of the objectors. She remained in the meeting, participated and voted on the item.

The Committee heard a representation in objection to the application from a local resident. Some of the points raised included: if the application were approved, a tide of plastic windows would be imposed on the borough. The proposal failed to meet the requirements of the Local Plan. The proposed windows did not respect the architectural character of the building and were not a sympathetic alteration. Should they be approved, the windows would have a negative impact on residential amenity. The design was visually intrusive and the window design meant there would be less light. The current windows were not at the end of their life and did not need replacing at the current time.

The Committee discussed the application site situated amidst buildings of merit, the window design and whether a more sympathetic design might be used. Officers confirmed they had considered a number of designs and the proposed windows were significantly better and more energy efficient than the ones they replaced. Members asked about the tenancy arrangements of the application site and whether leaseholders might be able to refuse the installation of new windows? In response, officers confirmed that there was an expectation that all leaseholders would accept major modernisation works.

Councillor Cassidy proposed that the application be deferred to enable the applicant to revisit the intended window design. This proposal was seconded by Councillor Alex Karmel.

The Committee voted on application 2017/03436/FR3 and whether to defer the item to a future Committee meeting. This was put to the vote and the result was as follows:

For:

8

Against:

0
Not Voting:
0

RESOLVED THAT:

That application 2017/03436/FR3 be deferred to a future Committee meeting.

60. 32A VEREKER ROAD, LONDON W14 9JS, NORTH END 2017/04889/FUL

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

Councillor Alex Karmel declared a non-pecuniary interest in respect of 32A Vereker Road as he knew two of the objectors. He remained in the meeting, participated and voted on the item.

Introducing the report, officers confirmed that an additional 4 letters of objection had been received since the agenda had been published and these raise no new issues.

The Committee heard a representation in objection to the application from a local resident. Some of the points raised included: The applicant had submitted numerous applications in the last 12 months, all of which were detrimental to her next-door property. If approved, the application would create noise and disturbance during the construction phases, as well as odours and fumes. Concerns were raised about the new subterranean basement, the construction techniques employed and what impact this might have on the adjoining property. The Committee's attention was drawn to the technical accuracy of the submitted plans and how these translated into building designs. Further concerns were raised about security, privacy and overlooking aspects of the proposal.

The Committee heard a representation in support from the Applicant. Some of the points raised included: the property had been purchased in 2016. The issues raised by the neighbour at 32 Vereker Road were not valid concerns. Approaches had been made to neighbours including 32 Vereker Road to explain the proposals but there had been no response. The property was not listed and was not a building of merit. It was confirmed that the proposal would not change the roof height but would extend the rear roof. In relation to the accuracy of the drawings, the Applicant confirmed he did not have a copy of drawings provided by objectors to respond to.

Councillor Larry Culhane spoke as ward Councillor for North End. Some of the points raised included: the application site was a unique property in Barons Court and had been vacant for a long time. The design proposals were very ambitious and had been put together in a careless way. The plans were littered with inaccuracies and several key features including overlooking windows had been omitted. The proposal lacked details about how it would impact on neighbouring properties and most residents had been in contact with Ward Councillors to express their concerns. He concluded his remarks by stating that he hoped the application was either refused or deferred for a site visit.

The Committee considered the floor and ceiling heights, proposed basement, Velux windows and the accuracy of the plans / drawings. Further issues which were explored included the light and ventilation conditions of future occupiers.

The Committee voted on application 2017/04889/FUL and whether to agree the officer recommendation set out in the report and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:
0
Against:
8
Not Voting:
0

The Committee agreed the following reasons for refusal: an unneighbourly form of development, the poor quality of the accommodation in the basement, loss of light and privacy to 32 Vereker Road and an over development of the site.

The Committee voted on application 2017/04889/FUL and the reasons for refusal. This was put to the vote and the result was as follows:

For:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

That application 2017/04889/FUL be overturned and refused for the reasons set out above.

61. HURLINGHAM CLUB, RANELAGH GARDENS, LONDON SW6 3PR, PALACE RIVERSIDE 2017/02967/FUL

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

Councillor Alex Karmel declared a non-pecuniary interest in respect of the Hurlingham Club as he was a member of the club. He had not participated in any of the workshops / meetings or votes among the members on the application. He remained in the meeting, but did not participate or vote on the item.

Councillor Lucy Ivimy declared a non-pecuniary interest in respect of the Hurlingham Club as she knew various members of the Hurlingham Club. She remained in the meeting, participated and voted on the item.

Introducing the report, Officers confirmed that condition 4 on page 210 of the report needed to be deleted. In addition, just before the Officers confirmed that a document containing a number of objections in relation to some lime trees which were included in the Officer report had been received.

At the request of the Chair and with the agreement of the registered speaker, he spoke on both applications for a total of 3 minutes.

The Committee heard a representation in support from the Club Chairman. Some of the points raised included: the proposal would afford a number of new sporting opportunities to club members, including a new swimming pool. Most of the west wing of the club was out of date and required modernisation. The Club had considered a variety of options to improve and enhance its offer and the proposal only requested a modest increase in the footprint. The proposal included the removal of two lime trees. He confirmed that Club members had been consulted and voted on arboricultural implications before these were integrated into the planning application. It was noted that new trees would be replanted if the application was approved. The application included a comprehensive travel plan, electric charging points and cycle storage. The Club had worked closely with the Council throughout the applications process and the design significantly reduced carbon emissions.

During the course of discussions, the Committee explored a number of issues including whether or not the loss of open space could be justified, the impact of congestion during the construction phases and the loss of two lime trees. The Committee agreed although the loss of trees was regrettable, it noted that replacement trees would be replanted.

The Committee voted on application 2017/02967/FUL and whether to agree the officer recommendation set out in the report and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:

6

Against:

0

Not Voting:

2

Councillor Alex Karmel abstained and did not vote on this item.

RESOLVED THAT:

That application 2017/02967/FUL be approved for the reasons set out in the Officer report and addendum.

62. HURLINGHAM CLUB, RANELAGH GARDENS, LONDON SW6 3PR, PALACE RIVERSIDE 2017/02968/LBC

Councillor Alex Karmel declared a non-pecuniary interest in respect of the Hurlingham Club as he was a member of the club. He had not participated in any of the workshops / meetings or votes among the members on the application. He remained in the meeting, but did not participate or vote on the item.

Councillor Lucy Ivimy declared a non-pecuniary interest in respect of the Hurlingham Club as she knew various members of the Hurlingham Club. She remained in the meeting, participated and voted on the item.

The Committee voted on application 2017/02968/LBC and whether to agree the officer recommendation set out in the report and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:

6

Against:

0

Not Voting:

2

Councillor Alex Karmel abstained and did not vote on this item.

RESOLVED THAT:

That application 2017/02968/LBC be approved for the reasons set out in the Officer report and addendum.

63. M&S WHITE CITY SITE, 54 WOOD LANE, LONDON W12 7RQ, COLLEGE PARK AND OLD OAK 2017/04377/VAR

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

During the course of discussions, the Committee considered a number of points including: the number of stairwells (information pertaining to this was to be provided to Councillor Alex Karmel outside the meeting), the effects on the local micro climate, the lack of reference to the Wood Lane Estate within the report and amenity / play space for the 1814 new apartments.

The Head of Planning Regeneration agreed to meet Councillor Wesley Harcourt outside the meeting to ensure the Heads of Terms of the s106 Agreement reflected the wishes of the Committee in relation to the Wood Lane Estate.

The Committee voted on application 2017/04377/VAR and whether to agree the officer recommendation set out in the report 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 2017/04377/VAR be approved for the reasons set out in the Officer report and addendum.

64. ARK SWIFT PRIMARY ACADEMY, AUSTRALIA ROAD, WHITE CITY ESTATE, LONDON W12 7PT, WORMHOLT AND WHITE CITY 2017/04800/FUL

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

Discussing the application, the Committee considered a number of points including: the loss of green space and trees and the amenity space provision for the new residents.

Further points which were raised included the envisaged pressure on local infrastructure as well as the displacement of existing students. In response, Officers confirmed that the development would take place in two phases and the schools would continue to function. The Committee welcomed the proposal and that it provided 54% affordable housing.

The Committee voted on application 2017/04800/FUL and whether to agree the officer recommendation set out in the report 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 2017/04800/FUL be approved for the reasons set out in the Officer report and addendum.

65. CONFIRMATION OF TREE PRESERVATION ORDER T410/12/17 LAND AT SHEPHERDS BUSH PLACE, W12

The Committee voted on tree preservation order T410/12/17 and whether to agree the officer recommendation set out in the report. This was put to the vote and the result was as follows:

For:
8
Against:
0
Not Voting:
0

RESOLVED

That tree preservation order T410/12/17 Land at Shepherds Bush Place, W12 be confirmed.

66. ADDENDUM

Meeting started: 7:00pm
Meeting ended: 10:05 pm

Chair

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