

Planning and Development Control Committee Minutes

Monday 12 June 2017

PRESENT

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

1. **MINUTES**

RESOLVED THAT:

The minutes of the meeting of the Planning and Development Control Committee held on 18 April 2017 be confirmed and signed as an accurate record of the proceedings subject to the amendment below, item:

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

That highways matters be added to the reasons for refusal.

2. **APOLOGIES FOR ABSENCE**

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

3. **DECLARATION OF INTERESTS**

Councillor Adam Connell declared a non pecuniary interest in respect of 104-108 Scrubs Lane as he is a substitute LBHF delegate sitting on the ODPC planning Committee. He remained in the meeting and voted on the item.

Councillor Wesley Harcourt declared a non pecuniary interest in respect of the 104-108 Scrubs Lane as he is the LBHF delegate sitting on the ODPC Planning Committee. He remained in the meeting but did not participate or vote on the item.

Councillor Natalia Perez declared a non pecuniary interest in respect of the 104-108 Scrubs Lane as she is the LBHF delegate sitting on the ODPC Planning

Committee. She remained in the meeting but did not participate or vote on the item.

Councillor Alex Karmel declared an interest in respect of the Bridge Academy as his spouse knew one of the objectors. He considered that this did not give rise to a perception of a conflict of interest and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

4. PLANNING APPLICATIONS

4.1 52-70 Fitz-George Avenue, Avonmore and Brook Green, 2016/04789/FUL

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

The Committee voted on application 2016/04789/FUL and the results were as follows:

For:

4

Against:

2

Not Voting:

0

RESOLVED THAT:

That application 2016/04789/FUL be approved subject to the conditions set out in the report and changes in the addendum.

4.2 104-108 Scrubs Lane, College Park and Old Oak, 2017/01654/OPDOBS

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

Councillor Adam Connell declared a non pecuniary interest in respect of 104-108 Scrubs Lane as he is a substitute LBHF delegate sitting on the ODPC planning Committee. He remained in the meeting and voted on the item.

Councillor Wesley Harcourt declared a non pecuniary interest in respect of the 104-108 Scrubs Lane as he is the LBHF delegate sitting on the ODPC Planning Committee. He remained in the meeting but did not participate or vote on the item.

Councillor Natalia Perez declared a non pecuniary interest in respect of the 104-108 Scrubs Lane as she is the LBHF delegate sitting on the ODPC Planning Committee. She remained in the meeting but did not participate or vote on the item.

The Committee voted on application 2017/01654/OPDOBS and the results were as follows:

For:
3
Against:
0
Not Voting:
3

RESOLVED THAT:

That the officer recommendations set out in the report for application 2017/01654/OPDOBS be agreed, as well as the changes detailed in the addendum.

4.3 103 - 105 Lillie Road, London, SW6 7SX, Fulham Broadway, 2016/02771/FUL

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

The Committee voted on application 2016/02771/FUL and the results were as follows:

For:
6
Against:
0
Not Voting:
0

RESOLVED THAT:

That application 2016/02271/FUL be approved subject to the conditions set out in the report and changes in the addendum.

4.4 Land Including Charlow Close and Bounded By Potters Road And Watermeadow Lane, London, Sands End 2017/01219/FR3

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

Councillor Karmel proposed that Condition 5 relating to the display of advertising and signage be amended to read: "No advertisements or signage shall be displayed on the hoarding surrounding the site". This was seconded by Councillor Cassidy and unanimously agreed by committee.

The Committee voted on application 2017/01219/FR3 and the results were as follows:

For:
6
Against:
0

Not Voting:

0

RESOLVED THAT:

That application 2017/01577/VAR be approved subject to the conditions set out in the report, the change to condition 5 as set out above and changes in the addendum.

4.5 Fulham Gas Works, Imperial Wharf, London, Parsons Green and Walham 2017/01577/VAR

As no objections were received, the Agent waived their right to speak at the meeting.

The Committee voted on application 2017/01577/VAR and the results were as follows:

For:

5

Against:

1

Not Voting:

0

RESOLVED THAT:

That application 2017/01577/VAR be approved subject to the conditions set out in the report.

4.6 Bridge Academy, Finlay Street, London SW6 6HB, Palace Riverside 2017/01171/FUL

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

Councillor Alex Karmel declared an interest in respect of the Bridge Academy as his spouse knew one of the objectors. He considered that this did not give rise to a perception of a conflict of interest and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

Introducing the item, officers requested Condition 51 be varied involving the removal of "...unless otherwise agreed in writing by the Council".

The Committee heard a representation against the application from Councillor Donald Johnson, Ward Councillor for Palace Riverside.

During the course of discussions, Councillor Karmel proposed an additional condition, namely that the first floor windows of the proposed building on the Finlay Street elevation be obscured. This proposal was not seconded.

Councillor Karmel noted the report had omitted the standard condition relating to the replacement of trees if they were damaged or died within 5 years and proposed this be included. Councillor Aherne seconded the proposal. Officers proposed that Condition 33 relating to the details and samples of all hard and soft landscaping works be amended requiring any tree or shrub planted pursuant to the approved soft landscaping works that is removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a tree or shrub of similar size and species to that originally required to be planted.

Councillor Karmel proposed that Condition 51, relating to a community use management plan be amended so that community facilities at the school could not be used after 8pm at night. This proposal was not seconded.

The Committee voted on application 2017/01171/FUL and the results were as follows:

For:

4

Against:

1

Not Voting:

1

RESOLVED THAT:

That application 2017/01171/FUL be approved subject to the conditions set out in the report, amendment to condition 33 as set out above and changes in the addendum.

Addendum

Meeting started: 7.00 pm

Meeting ended: 9.23 pm

Chair

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

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 12.06.2017

REG REF.	ADDRESS	WARD	PAGE
2016/04789/FUL	52-70 Fitz-George Avenue	Avonmore and Brook Green	2
Page 4	Condition (05) Line 2 - Delete 2018 – Replace with 2081		
Page 12	Para 1.1, Line 2 – delete Fitzjames replace with Fitz-George		
Page 12	Para 1.4, delete all text and replace with “The mansions blocks on the northern side of Fitzjames Avenue (nos. 1 to 59) and no.32 to 50 Fitz-George Avenues are on the council’s register of Locally Listed Buildings of Merit. The application site is not locally listed.”		
Page 15	Para 2.1, Line 9 – delete ‘not cause harm to the building of merit’s appearance’ replace with ‘not cause harm to the building’s appearance, or the setting of the adjacent buildings of merit’		
Page 24	Para 3.44, Line 2 – delete ‘appearance of the property/building of merit’, replace with ‘appearance of the property, setting of adjacent buildings of merit,		
Page 26	Para 3.56, Line 2 – add “adjacent” between the and mansion		
Page 27	Para 4.1, Line 9 – delete “The proposal would preserve the setting of conservation area, street scene and adjacent Buildings of Merit” replace with “The proposal would preserve the character and appearance of the conservation area, the setting of the adjacent conservation area, street scene and adjacent Buildings of Merit.”		
2017/01654/OPDOBS	104-108 Scrubs Lane	College Park and Old Oak	28
Page 28	Map – Red line to be extend to include southern plot		
Page 29	Applicant – change to City and Docklands Management Limited.		
Page 30	Para. 1.11 – Add ‘Although no planning permission has been issued, the application has received a resolution of planning permission from OPDC committee and has received the Mayor’s Stage 2 report without objection.’		
	Para. 1.12 - Add ‘Although no planning permission has been issued, the application has received a resolution of planning permission from OPDC committee and has received the Mayor’s Stage 2 report without objection.’		
Page 45	Para. 3.74 – delete sentence ‘The TA considers...and 500sqm for a health centre’		
	Additional Note – the following options of affordable housing have been provided, with Options 2 and 3 giving a breakdown post-publication of the agenda although commented on at para. 3.29-3.30. It is considered by officers that although these represent an improvement over the original		

Option 1, they do not address fully the concerns raised within the report and that 35% London Living Rent should still be sought.

2016/02771/FUL
103 - 105 Lillie
Road, London, SW6
7SX Fulham
Broadway 58

		Option 1: @ 80% DMR	Option 2: @ LLR	Option 3: @ blended 40% Income
	1-bed	28	19	24
Page 59	D 2-bed	25	14	21
Page 59	D 3-bed	12	6	10
Page 60	C 4-bed	2	1	2
Page 63	C Total	67	40	57
	% of 200	33.5%	20%	28.5%

Page 59

Page 59

Page 60

Page 63

Condition 20:

replace '12 P2 and 13 P2' with '12 P5 and 13 P5'

Page 64

Condition 23: replace '11 P4' with '11 P5'

Page 65

Condition 27 and 29: replace '11 P4' with '11 P5'

Page 66

Condition 33: After 'Energy Assessment' add 'by Everwarm Energy Services Ltd'

Page 67

Condition 35 and 36: add 'The development shall not be occupied until the scheme has been carried out in accordance with the approved details, and it shall thereafter be permanently retained as such.'

Page 68

Condition 37: add 'The development shall not be occupied until the scheme has been carried out in accordance with the approved details, and it shall thereafter be permanently retained as such.'

2017/01219/FR3

Land including Charlow Close and bounded Sands End 90
by Potters Road and Watermeadow Lane

Page 95

Condition 13 – Add additional sentence to end of condition to read

'The development proposal shall not commence until the scheme has been carried out in accordance with the approved details and it shall thereafter be retained as such'

2017/01171/FUL

Bridge Academy, Finlay Street SW6 Palace Riverside 9

Page 140

Condition 26: 1st line. Delete "...the submitted in accordance..."

Page 142

Condition 36: 3rd line. Delete "...of greens roofs..." and Insert "...green roofs"

Pages 149-151

List of Consultation & Neighbour Comments: add/delete the following to the list of representations received:

Delete

2nd - Greater London Archaeology Advisory Service (07.04.17) - duplicate
 Historic England London Region (15.05.2017) – duplicate

Also listed in the report currently in error: 30 Ellerby Street (25.04.17 – duplicate); 73 Woodlawn Road (25.04.17 – duplicate)

Add:

Hammersmith and Fulham Historic Buildings Group (05.06.2017) – received after the publication of agenda plus:

Councillor B. Donovan (25.04.2017) – See Para. 2.7

Hammersmith & Fulham Disability Forum Planning Group (07.05.17) – See Para. 2.11; and

49 Finlay Street (21.04.17); 50 Finlay Street (25.04.17); 73 Finlay Street (24.04.17); and NAG (25.04.17)

- Page 154 Paragraph 1.15 (7th line): Delete “...38 secure cycle parking spaces...” and Insert “...28 secure cycle parking spaces...”
- Page 156 Paragraph 1.23 (4th line): Delete “An extension”
- Page 157 Paragraph 2.6 (1st line): Replace “...91 objections...” with “.....”
- Page 159 Paragraph 2.10: Representation received from Hammersmith and Fulham Historic Buildings Group (05.06.2017).
- Page 177 Paragraph 3.90 (10th line): Delete “...Conditions xx and xx...” and Insert “Conditions 5 and 6...”