

Planning and Development Control Committee Minutes

Tuesday 11 December 2018

PRESENT

Committee members: Councillors Rachel Leighton (Chair), Matt Uberoi (Vice-Chair), Colin Aherne, Wesley Harcourt, Natalia Perez, Rowan Ree and Alex Karmel

115. MINUTES

The minutes of the meeting of 6 November 2018 were agreed as an accurate record.

116. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Matt Thorley.

117. DECLARATION OF INTERESTS

Councillor Wesley Harcourt declared a non-pecuniary interest in respect of Land Adjacent to 25-30 Talina Centre as he was the Cabinet Member for Environment with responsibility for the site. He remained in the meeting but did not vote on the item.

Councillor Alex Karmel declared a non-pecuniary interest in respect of Southern Bell, 175 - 177 Fulham Palace Road as this site is opposite the Hammersmith Conservative Association Offices. He remained in the meeting but did not vote on the item.

Councillor Rachel Leighton declared a non-pecuniary interest in respect of Southern Bell, 175 - 177 Fulham Palace Road as she is a member of the Hammersmith Labour Party which has offices on Greyhound Road. She remained in the meeting and voted on the item.

118. 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.

119. LAND BOUNDED BY FULHAM GASWORKS AND RAILWAY LINE (CHELSEA CREEK), IMPERIAL ROAD LONDON SW6

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 Applicant. Some of the points raised included: The site would deliver a total of 415 new homes, 35% of which would be affordable housing by habitable room and by unit (146 new homes/383 habitable rooms). The site would provide new public realm and open space, alongside a children's playspace. The proposal would provide an opportunity for multiple economic and employment benefits to Hammersmith and Fulham not only during the construction process, but also in the future through the provision of jobs, homes, and contributions to the community. The creation of new pedestrian links from Imperial Wharf Station to the site and through to the Fulham Gasworks site, would significantly enhance local connectivity and ensure access to the new public amenities created by both developments.

During discussions the Committee explored a number of issues, including the height of the tower block, the impact on the nearby conservation area and the density of the proposal. Further issues which were discussed included: the impact the proposal might have on local infrastructure, the effects of the construction phases to local residents and highways implications. Cllr Uberoi requested officers to provide a briefing note on the TRICS system and for this to circulate outside the Committee meeting.

The Committee voted on application 2018/02929/FUL and whether to agree the officer recommendations of approval and the changes set out in the addendum. This was put to the vote and the result was as follows:

Officer Recommendation 1:

For:
5
Against:
2
Not Voting:
0

Officer Recommendation 2:

For:
7
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2018/02929/FUL be approved, subject to the addendum.

- 1) Subject to there being no contrary direction from the Mayor for London that the Committee resolve that the Strategic Director for Growth and Place be authorised to determine the application and grant permission upon the completion of a satisfactory legal agreement and subject to the conditions listed below;
- 2) To authorise the Director for Strategic Director, Growth and Place in consultation with the Director of Law and the Chair of the Planning and Development Control Committee to make any minor modifications to the proposed conditions or heads of terms or any subsequent minor changes arising out of detailed negotiations with the applicant which may necessitate the modification, which may include the variation, addition or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions.

120. SOUTHERN BELL 175 - 177 FULHAM PALACE ROAD LONDON W6 8QT

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

Councillor Alex Karmel declared a non-pecuniary interest in respect of Southern Bell, 175 - 177 Fulham Palace Road as this site is opposite the Hammersmith Conservative Association Offices. He remained in the meeting but did not vote on the item.

Councillor Rachel Leighton declared a non-pecuniary interest in respect of Southern Bell, 175 - 177 Fulham Palace Road as she is a member of the Hammersmith Labour Party which has offices on Greyhound Road. She remained in the meeting and voted on the item.

The Committee heard a representation in support of the application from the Agent. Some of the points raised included: The proposal would provide the local community with a refurbished pub with an operator in place. Seven new Class C3 residential units would be created. The proposal would be in keeping with the local area and the impact upon adjoining occupiers was acceptable, with no significant worsening of noise, overlooking, loss of sunlight or daylight or outlook to cause undue detriment to the amenities of neighbours.

During the course of discussions, the Committee explored a number of issues including the sunlight to the basement unit, increased traffic movements and the likely impact to local residents of the construction phases.

The Committee voted on application 2018/02955/FUL and whether to agree the officer recommendations of approval, 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:
1

RESOLVED THAT:

Planning Application 2018/02955/FUL be approved, subject to the addendum.

- 1) That the Committee resolve that the Strategic Director, Growth and Place, be authorised to determine the application and grant permission upon the completion of a satisfactory legal agreement and subject to the conditions listed below.
- 2) To authorise the Strategic Director, Growth and Place, after consultation with the Director of Law and the Chair of the Planning and Development Control Committee to make any minor changes to the proposed conditions or heads of terms of the legal agreement, any such changes shall be within their discretion.

121. LAND ADJACENT TO 25-30 TALINA CENTRE, BAGLEYS LANE LONDON SW6 2QA

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

Councillor Wesley Harcourt declared a non-pecuniary interest in respect of Land Adjacent to 25-30 Talina Centre as he was the Cabinet Member for Environment with responsibility for the site. He remained in the meeting but did not vote on the item.

During the course of discussions, the Committee explored a number of issues including: The height of the building, roof structure and possibility of this acting like an echo chamber, light spillage and noise from vehicle movements.

The Committee voted on application 2018/03200/FR3 and whether to agree both officer recommendations 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:
1

RESOLVED THAT:

Planning Application 2018/03200/FR3 be approved for the reasons set out in the report, the changes to the recommendations made at the meeting and addendum.

- 1) That the Committee resolve that the Strategic Director for Growth and Place be authorised to determine the application and grant permission subject to the conditions listed (below)
- 2) To authorise the Strategic Director of Growth and Place in consultation with the Director of Law and approval of the Chair of the Planning and Development Control Committee to make any minor modifications to the proposed conditions in this report which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion.

122. PLANNING ENFORCEMENT PERFORMANCE REVIEW - JANUARY TO JUNE 2018

Officers provided a summary of Planning Enforcement activities from January 2018 to June 2018. This included information on: Enforcement investigations / breach types, appeals, prosecutions and proactive enforcement work. Further areas covered by the report included: Eyesore properties and sites and the H&F Local Enforcement Plan which was approved by Cabinet on 10 September 2018.

The Chair thanked officers for their presentation.

RESOLVED THAT:

That the report be noted.

Addendum

Meeting started: 7.00 pm
Meeting ended: 8.55 pm

Chair

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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 11.12.2018

<u>Reg. No:</u>	<u>Site Address:</u>	<u>Ward</u>	<u>Page</u>
2018/02955/FUL	Southern Belle	Fulham Reach	15
Page 16	Description, second line: delete 'four storey' replace with 'three storey plus basement'		
Page 17	Condition 3, after '(E)...' add: '(F) Details of junctions with existing buildings in plan, elevation and section at scale 1:10'.		
2018/03200/FR3	Land Adj to 25-30 Talina Centre	Sands End	43
Page 44	Description, line 3, Drg Nos: insert '32130/14/1; 32130/14/2; 32130/14/3'		
Page 44	Condition 2, line 2, delete drawing numbers and replace with drawings '32130/14/1 (proposed plans and elevations), 32130/14/2 (location plan), 32130/14/3 (site plan)		
Page 45	Paragraph 2.1, line 4, after existing 3m insert "to 3.2m"		
Page 47	Paragraph 2.2, line 1, delete 7.6m and insert "7.9m in height"		
Page 48	Paragraph 4.5, line 2, delete 7.6m and insert "7.9m"		
Page 48	Paragraph 4.5, line 3, insert "storey" after "two"		
Page 48	Paragraph 4.7, line 4, delete "Permanent" before "A condition"		
2018/02929/FUL	Chelsea Creek, Imperial Road	Sands End	51
Page 55, 61, 77	Delete Conditions 3, 18 and 68		
Page 68	Line 8 Insert 'The access road towards Building H1, H2, H3 shall be restricted to emergency vehicles and site refuse vehicles only.'		
Page 77	Delete 'and would replace a redundant industrial site.'		
Page 79	Para No 8 Line 4: Delete 'for all development plots within the outline element.' Para No 9: Delete first sentence and replace with 'The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment, dated August 2018.' Para No 11: Delete second sentence.		
Page 85	Para 4.4: Replace 2,765 sqm with '2,639 sqm' and 232 sqm with '237 sqm'		
Page 116	Para 8.4.9 replace '291 units /ha' with '506 units /ha' and '839' with '1328 habitable rooms / ha' Para 8.4.12: Replace first sentence with 'The Proposed Development has a density of 265 units/ha when calculated as part of the wider Chelsea Creek Development'		
Page 118, 156	Delete Paragraphs 8.4.25, 8.16.5, 8.16.6 and 8.16.7		

Page 122 Para 8.4.44: Delete third sentence. Replace sums with £11.2m and £1.9m

Page 139, 155 Paragraphs 8.8.18 and 8.17.24: Delete last sentences

Page 141 Para 8.8.28: Insert Sentence 'Building H3 will be provide with a bin store at ground level.'

Page 160 Para 8.17.24: Delete second sentence.

Page 173 Insert Bullet Point under G 'Securing public routes through the site'

Page 174 First Bullet Point: Insert after £350,000... 'to be broken down accordingly'