

Planning and Development Control Committee Minutes

Wednesday 30 January 2019

PRESENT

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

Also present: Councillors Rebecca Harvey, David Morton, Fiona Smith and Adam Connell.

123. MINUTES

The minutes of the meeting of 11 December 2018 were agreed as an accurate record.

124. APOLOGIES FOR ABSENCE

Apologies for absence were provided by Councillor Rachel Leighton and Wesley Harcourt. Apologies for absence were also provided from Andrew Slaughter MP.

In the absence of Councillor Rachel Leighton, Vice Chair Councillor Uberoi chaired the meeting.

125. DECLARATION OF INTERESTS

There were no declarations of interest.

126. OLYMPIA EXHIBITION CENTRE, HAMMERSMITH ROAD, LONDON W14 8UX - 2019/03100/FUL, 2018/03101/LBC AND 2018/03102/OUT

Please see the Addendum attached to the minutes which made minor changes to the report.

At the start of the meeting, the Vice-Chair explained that due to the high level of public interest in the application, he had used his discretion and rather than the 10-minute maximum (5 minutes for, 5 minutes against), he had decided to allow

members of the public to address the committee for a total of 18 minutes. Based on the number of representations received, the Chair allocated 9 minutes to those in favour of the application and 9 minutes to those opposed to it.

Two planning applications and one listed building consent application for The Olympia Exhibition Centre were listed on the agenda. For ease of presentation, the Vice-Chair confirmed that one combined officer presentation would be provided to Committee and following debate, three separate and distinct votes would be taken on applications: 2018/03100/FUL, 2018/03101/LBC and 2018/03102/OUT.

The Legal officer confirmed that the resolutions would (in addition to being conditional on no contrary direction being received from the Mayor of London) be conditional on no decision to call in the application being received from the Secretary of State. This is because the Secretary had received a request to call in the applications which it needed time to consider.

The Committee heard representations against the application from three residents. Councillor Adam Connell attended and spoke on behalf of the Sinclair Road Residents Association. A number of concerns were raised which included:

- The Proposed development was not in accordance with policy E1a and E1b and was not within an opportunity area or a town centre.
- The proposed development was a speculative gamble and skills could be updated elsewhere.
- The s106 benefits of the scheme were negligible.
- The proposal would result in a change of use and it was not located within a designated regeneration site.
- No additional transport infrastructure had been provided and the original proposal had envisaged the re-opening of the District Line.
- Olympia Central – was too high, bulky/sprawling.
- The proposed development would encroach on the listed building.
- The proposed development building was not served by public space at ground level.
- The scale, material and form of the proposed building were not appropriate for the site.
- The consultation phase with residents had been flawed.
- Residents had not been provided with proper information about what the proposal entailed.
- The artists impressions of the proposal were creative and did not provide a clear impression of the height, bulk and size of the proposal.
- The Sinclair Road Residents were not aware of the proposed office block with the context of the proposal.
- The Design Review Panel had expressed concerns about the proposal.
- The proposal would overload the transport network and result in more traffic and congestion on local streets.
- The proposal only incorporated 1,500 additional cycle spaces which was insufficient given the scale of the development.

- The proposal would result in increased noise and light pollution, as well as, have an adverse impact on air quality.
- The proposal would result in the closure of Olympia Way and there would be no easy access for residents.
- The cooling chimney was visible, prominent and out of character.
- The proposal did not incorporate sufficient green space.

The Committee heard representations in support of the application by the Applicant/Agent and two further residents. A number of points were raised and included:

- The consultation phase undertaken by the applicant had been extensive and should be commended.
- The proposal incorporated some very good ideas and would create some world class spaces.
- The proposal to open up the roof level was exciting and would help make Olympia a future cultural venue in London.
- Increased pedestrianisation of the site would be beneficial to residents.
- The proposal would result in the creation of thousands of new jobs and employment opportunities.
- The proposal would provide a significant s106 contribution.
- If the proposal was refused, the Olympia site might become mothballed and in future, possibly be developed into luxury flats or a further shopping centre.
- The proposal would provide a fantastic amenity and have positive economic and cultural impacts.
- The proposal would revitalise the area.
- The proposal would create spaces which all residents could enjoy.
- The proposal would result in the creation of a new retail space and there would be fresh opportunities for independent retailers.
- The proposal would result in the removal of freight traffic.
- The proposal would create an additional 5000 jobs locally.
- The proposal would create a world class destination.
- The proposal would result in improvements and enhancements to the quality of the surrounding townscape, including the Olympia and Avonmore Conservation Area.
- The proposal would create a business hub, a national and international cultural centre and a leisure hub.

The Committee heard a representation from Councillor Rebecca Harvey, Ward Councillor for Avonmore and Brook Green in objection to the proposal. The Committee also heard a representation from Councillor David Morton, Ward Councillor for Avonmore and Brook Green in support of the proposal.

During the course of discussions, the committee raised a number of points. These included:

- The heritage aspects of the application and whether the potential harm was outweighed by the benefits of the scheme.
- The Grade 2 listed carpark and the intended change of use.

- The number of hotel rooms within the proposal and if this had been limited by the Council.
- The transport implications and in particular bus usage – noting that a journey matrix would be provided by the applicant.
- TfL’s stance and its opinion that no extra highway or District Line works were required.
- The number of persons employed within the site and balancing this with consideration of a possible over intensification of the use of the site.
- The potential to cause harm to surrounding conservation areas.
- The frequency of Tube trains per week to the site and whether there was adequate disabled access.
- Deliveries to the site and the likely impact these would have on residents.
- CS9 and the implications this might have on bus routes and route planning.
- The daylight, sunlight and overshadowing implications of the application.
- Employment opportunities for local residents arising from the proposal.
- The importance of liaison groups, consultation and ongoing engagement with local residents, should the application be approved.
- The importance that a robust consultation process is undertaken by a developer with local residents.
- The views of English Heritage, noting that in its view, the proposal caused less than substantial harm.
- Confirmation from officers that the owner of the site could not flip the use from B1 to C3 post approval.

The Committee voted on application 2018/03100/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:
4
Against:
2
Not Voting:
0

Officer Recommendation 2:

For:
6
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2018/03100/FUL be approved, subject to the addendum.

- 1) Subject to there being no contrary direction from the Mayor for London and no request for call in from the Secretary of State 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 Strategic Director for Growth and Place, in 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.

The Committee voted on application 2018/03101/LBC 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:
4
Against:
2
Not Voting:
0

Officer Recommendation 2:

For:
6
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2018/03101/LBC be approved, subject to the addendum.

- 1) 1) Subject to there being no contrary direction from the Mayor for London and no request for call in from the Secretary of State that the Committee resolve that the Strategic Director for Growth and Place be authorised to determine the application and grant listed building consent subject to the conditions listed below
- 2) To authorise the Strategic Director for Growth and Place, in 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. Any such changes shall be within their discretion.

The Committee voted on application 2018/03102/OUT 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:
4
Against:
2
Not Voting:
0

Officer Recommendation 2:

For:
6
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2018/03102/OUT be approved, subject to the addendum.

- 1) Subject to there being no contrary direction from the Mayor for London or request for call in from the Secretary of State 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 Strategic Director for Growth and Place, in 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.

Addendum

Meeting started: 7.00 pm
Meeting ended: 9.25 pm

Chair

Contact officer: Charles Francis
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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 31.01.2019

REG REF.	ADDRESS	WARD
2018/03100/FUL	Olympia Exhibition Centre	Avonmore & Brook Green
Page 30/31	Condition 8 &10 amend reason: 'To minimise the impacts of construction-related vehicle movements and facilitate sustainable construction travel to the site in accordance with policies T1, T6 and T7 of the Local Plan 2018.'	
Page 44	Condition 50 – removed 'Management' from condition so it is 'Delivery and Servicing Plan'.	
Page 75	3.12 amend second sentence 'A total of 442 responses'.	
Page 75	3.13 amend '180 representations' ... '22 for Listed Building'...	
Page 75	3.14 amend '148 objections'.... '78 for the Listed Building'...	
Page 78	3.16 amend to 'Avonmore Residents Association'	
Page 78	3.15 add bullet point 'S106 money will not benefit the local community, contains vague commitments, have no merit and the applicant would already have to spend this money.'	
Page 80	After 3.18 add paragraph: 'Friends of Brook Green have commented as follows: <ul style="list-style-type: none"> • Residents will have to live through 4 years of construction work followed by ongoing increase in traffic and pollution; • Object to design and scale of the proposal; • Transport and traffic, with regards to the lack of certainty on the District Line services or Overground services. • More traffic diversion to Brook Green and local streets and increased fumes close to the Brook Green open space would be detrimental.' 	
Page 80	3.20 remove 'Harvey'	
Page 80	After 3.20 add new paragraph: 'Councillor Harvey has objected to the application for the following reasons; closure of Olympia Way and its impact on Hammersmith Road; increased in heavy vehicle and traffic and pollution; increased traffic from taxis, visitors, deliveries, coaches, Ubers and rat running/parking problems; use of Olympia Way for servicing will impact residents; insufficient public transport; size of the office will impact sunlight; no community benefit; increase in rubbish; light spillage and contribution to climate change; cumulative impact of surrounding developments on traffic; and lack of facilities for disable people or families.'	
Page 80	3.21 add bullet point "concerns over pick up and drop off from Uber and app based private hire services"	
Page 143	5.4.22 amend to 'The remaining windows considered under Assessments 1 and 2 would experience effects ranging between negligible, minor (not significant) and moderate adverse effects (significant).'	

Method of Travel	Consumer Weekend Mode
Underground, metro, light rail, tram	52%
Train	4%
Bus, minibus, or coach	6%
Taxi	3%

Page 181 Appendix 2 - Add the following:

24 Sterndale Road	23/01/2019
129a Blythe Road	23/01/2019
129a Blythe Road	21/01/2019
50 Churchward House	17/01/2019
Sinclair Road	23/01/2019
NAG	04/12/2018
NAG	03/12/2018
19 Lionel Mansion	28/11/2018
NAG	03/12/2018
82 Netherwood Road	27/11/2018
NAG	27/11/2018
56 Sinclair Road	28/11/2018
Masbro Road	23/01/2019
Devon House	24/01/2019
Flat 3, 130 Sinclair Road	24/01/2019
Flat 3, 130 Sinclair Road	24/01/2019
Basement & GF Maisonette 96 Sinclair Road	24/01/2019
60 Chester Row	24/01/2019
171-177 Great Portland Street	24/01/2019
479 Sullivan Court	25/01/2019
NAG	25/01/2019
NAG	27/01/2018
32 Elsham Road	26/01/2019
70 Sinclair Road	27/01/2019
45 Fitzjames Avenue	28/01/2019
29 Russell Road	28/01/2019
NAG	28/01/2019
Sinclair Road Residents Association	29/01/2019
44 Gratton Road	27/01/2019
43a Fitzgeorge Avenue	28/01/2019
NAG	28/01/2019
Basement , 5 Sinclair Road	28/01/2019
70 Sinclair Road	28/01/2019
5 Westwick Gardens	28/01/2019
49a Fitzgeorge Avenue	28/01/2019

29 Russell Road	28/01/2019
16a Fitzgeorge Avenue	28/01/2019
14 Russell Road	28/01/2019
13 Russell Road	28/01/2019
43a Fitzgeorge Avenue	29/01/2019
NAG	29/01/2019
55 Westwick Gardens	29/01/2019
48 Fitzjames Avenue	29/01/2019
48 Palace Mansions, Earsby Street	30/01/2019
24 Milson Road	30/01/2019
22 Milson Road	30/01/2019
90 Holland Road	30/01/2019
34 Fitzjames Avenue	30/01/2019
20 Faroe Road	30/01/2019
18 Milson Road	30/01/2019

REG REF.	ADDRESS	WARD
2018/03101/LBC	Olympia Exhibition Centre	Avonmore & Brook Green

Page 201 Add the following:

19 Lionel Mansion	28/11/2018
NAG	03/12/2018
82 Netherwood Road	27/11/2018
NAG	27/11/2018
56 Sinclair Road	28/11/2018
Sinclair Road	23/01/2019
Masbro Road	23/01/2019
Flat 3, 130 Sinclair Road	24/01/2019
Flat 3, 130 Sinclair Road	24/01/2019
Devon House	24/01/2019
60 Chester Row	24/01/2019
171-177 Great Portland Street	24/01/2019
479 Sullivan Court	25/01/2019
NAG	25/01/2019
NAG	27/01/2019
70 Sinclair Road	27/01/2019
44 Gratton Road	27/01/2019
45 Fitzjames Avenue	28/01/2019
25 Fitzgeorge Avenue	28/01/2019
NAG	28/01/2019
Sinclair Road Residents Association	29/01/2019
90 Holland Road	30/01/2019

35 Dewhurst Road	28/01/2019
16a Fitzgeorge Avenue	28/01/2019
104 Sinclair Road	28/01/2019
NAG	29/01/2019
80 Masbro Road	30/01/2019
24 Milson Road	30/10/2019
22 Milson Road	30/01/2019
34 Fitzjames Avenue	30/01/2019
20 Faroe Road	30/01/2019
18 Milson Road	30/01/2019

#REG REF.	ADDRESS	WARD
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2018/03102/OUT	Olympia Exhibition Centre	Avonmore & Brook Green
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Page 206 Condition 1 remove "access; layout".

Page 208/209 Condition 9 & 11 amend reason: 'To minimise the impacts of construction-related vehicle movements and facilitate sustainable construction travel to the site in accordance with policies T1, T6 and T7 of the Local Plan 2018.'

Page 239 3.7 amend second sentence to 'A total of 111 responses'.

Page 239 3.8 amend '20 support comments'

Page 239 3.9 amend '90 objections'

Page 240 3.11 amend to 'Avonmore Residents Association'

Page 240 After 3.13 add paragraph 'Friends of Brook Green have commented as follows:

- Residents will have to live through 4 years of construction work followed by ongoing increase in traffic and pollution;
- Object to design and scale of the proposal;
- Transport and traffic, with regards to the lack of certainty on the District Line services or Overground services.
- More traffic diversion to Brook Green and local streets and increased fumes close to the Brook Green open space would be detrimental.'

Page 240 3.16 add after first sentence "We do not support the application, and believe further works..."

Page 271 5.5.24 number correction: 45 cars/vans and 3 HGVs per day.

Page 288 Appendix 2 - Add the following:

19 Lionel Mansion	28/11/2018
NAG	03/12/2018
82 Netherwood Road	27/11/2018

NAG	27/11/2018
56 Sinclair Road	28/11/2018
Sinclair Road	23/01/2019
Masbro Road	23/01/2019
Flat 3, 130 Sinclair Road	24/01/2019
Flat 3, 130 Sinclair Road	24/01/2019
Basement & Ground floor Maisonette 96 Sinclair Road	24/01/2019
479 Sullivan Court	25/01/2019
70 Sinclair Road	27/01/2019
Sinclair Road Residents Association	29/01/2019
90 Holland Road	30/01/2019
NAG	28/01/2019
35 Dewhurst Road	28/01/2019
104 Sinclair Road	28/01/2018
NAG	29/01/2019
80 Masbro Road	30/01/2019
24 Milson Road	30/01/2019
22 Milson Road	30/01/2019
20 Faroe Road	30/01/2019
18 Milson Road	30/01/2019