

Planning and Development Control Committee Minutes

Tuesday 3 November 2020

1. **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

2. **ROLL-CALL AND DECLARATION OF INTERESTS**

Councillors: Colin Aherne, Wesley Harcourt, Alex Karmel, Rachel Leighton (Chair), Natalia Perez, Asif Siddique, Matt Thorley and Matt Uberoi.

Cllr Alex Karmel declared a pecuniary interest in respect of Item 4 – 4-5 Sotheron Place, as one of the companies he worked for had done some work on the project. Cllr Karmel stated that while neither he nor anyone on his team was involved he considered that this was a pecuniary interest. He left the meeting for the duration of the application and did not vote on the item.

3. **MINUTES**

The minutes of the meeting held on 13 October 2020 were agreed.

4. **DECISION TO CHANGE THE ORDER OF THE AGENDA**

In view of the number of speakers for Hazel House, Sulgrave Road, the Chair proposed that the running order of the agenda be changed to: Hazel House, followed by 4-5 Sotheron Place and finally Kings Mall Car Park. This was agreed by the Committee.

5. HAZEL HOUSE, SULGRAVE ROAD, LONDON W6 7QF, ADDISON, 2020/02012/FUL

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

The Committee heard a representation on behalf of three residents in objection to the application.

The Committee heard a representation from the Agent in support of the application.

The Committee heard representations from Andrew Slaughter MP and Councillor Sue Fennimore, Ward Councillor, both in objection to the application.

During the course of discussions, Cllr Alex Karmel proposed that should the application be approved, that the following to conditions be added:

1. That development not take place until Flats One and Two agree to heat pumps on their land; and
2. That to prevent properties from being used for Air B&B's, that officers apply the standard conditions as used by Kensington and Chelsea and Westminster London Boroughs. This was seconded by Cllr Matt Thorley.

The Committee voted on the two proposed conditions as follows:

For:
8
Against:
0
Not Voting:
0

The Committee voted on report Recommendation 1 as follows:

For:
0
Against:
8
Not Voting:
0

The Committee voted on reasons for refusal as follows:

For:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2020/02012/FUL be refused for the following reasons:

The poor quality of the accommodation. The impact on the conservation area. Inadequate refuse storage and bike storage under the stairs in view of fire safety concerns. And that the proposal would result in an unneighbourly form of development increasing the transmission of noise between dwellings.

6. 4 - 5 SOTHERON PLACE, LONDON SW6 2EJ, PARSONS GREEN AND WALHAM, 2020/01499/FUL

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

Cllr Alex Karmel declared a pecuniary interest in respect of Item 4 – 4-5 Sotheron Place , as one of the companies he worked for had done some work on the project. Cllr Karmel stated that while neither he nor anyone on his team was involved he considered that this was a pecuniary interest. He left the meeting for the duration of the application and did not vote on the item.

The Committee heard a representation from the Applicant in support of the application.

Cllr Harcourt proposed an amendment to Condition 4 to include a requirement for liaison with neighbours in the connection with the Demolition and Construction Logistics Plans. This was seconded by Cllr Uberoi. The Committee voted on this amendment as follows:

Proposed Amendment:

For:

7

Against:

0

Not Voting:

1

The Committee voted on the recommendations for application 2020/01499/FUL as follows:

Officer Recommendation 1

For:

7

Against:

0

Not Voting:

1

Officer Recommendation 2

For:

7

Against:

0

Not Voting:

1

RESOLVED THAT:

Planning Application 2020/01499/FUL be approved, subject to:

1. That the Committee resolve that the Chief Planning Officer be authorised to grant planning permission upon the completion of a satisfactory legal agreement and subject to the conditions listed below;
 2. To authorise that the Chief Planning Officer after consultation with the Head of Law and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed Heads of Terms of the legal agreement or conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.
7. **KINGS MALL CAR PARK, GLENTHORNE ROAD, LONDON, W6 0LJ, HAMMERSMITH BROADWAY, 2020/02637/VAPO**

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

The Committee voted on the recommendations for application 2020/02637/VAPO as follows:

Officer Recommendation 1

For:

8

Against:

0

Not Voting:

0

Officer Recommendation 2

For:

8

Against:

0

Not Voting:

0

RESOLVED THAT:

Planning Application 2020/02637/VAPO be approved, subject to:

1. That the Chief Planning Officer be authorised to grant permission upon the completion of a satisfactory legal agreement.
2. That the Chief Planning Officer, after consultation with the Director of Law and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed Heads of Terms of the legal agreement and any such changes shall be within their discretion.

Addendum

Meeting started: 6:30 pm

Meeting ended: 8:43 pm

Chair

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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 03.11.2020

REG REF.	ADDRESS	WARD	PAGE
2020/01499/FUL	4-5 Sotheron Place	Parsons Green & Walham	12
Page 15	<p>Amend condition 7 first paragraph to read: Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification) the commercial floorspace within the first floor of Block A and ground floor of Block B shall not be used for as a cafe, restaurant or other such use that would require the installation of commercial kitchen extract equipment or any other use that would fall outside of Class E.</p>		
Page 17	<p>Delete condition 16.</p>		
Page 19 – 20	<p>Delete conditions 24 and 25 and replace with new condition: Prior to occupation of the development an Ultra Low Emission Strategy for the operational phase shall be submitted to and approved in writing by the Council. The Ultra Low Emission Strategy must detail the remedial action and mitigation measures that will be implemented to protect receptors (e.g. abatement technology for energy plant, design solutions). This Strategy must make a commitment to implement the mitigation measures (including zero emissions heating and energy plant) that are required to reduce the exposure of future residents to poor air quality and to help mitigate the development's air pollution impacts, in particular the emissions of NOx and particulates from on-site and off-site transport via a Ultra Low Emission Vehicle Plan (ULEVP) e.g. use of on-road Ultra Low Emission Vehicles in accordance with the emissions hierarchy (1) Electric Vehicle (Zero emission), (2) Hybrid (non-plug in) Electric Vehicle (HEV), (3) Plug-in Hybrid Electric Vehicle (PHEV), (4) Alternative Fuel e.g. CNG, LPG, (5) Petrol (6) Diesel (Euro 6-HGV) and energy generation sources. The strategy must re-assess air quality neutral and or air quality positive in accordance with the Mayor of London guidance. Approved details shall be fully implemented prior to the occupation/use of each block of the development and thereafter permanently retained and maintained in accordance with approved details.</p> <p>To comply with the requirements of the NPPF, Policies 7.14a-c of the London Plan and Policy CC10 of the Local Plan 2018.</p>		
Page 27	<p>Condition 37, amend to read as “Development (<i>other than demolition</i>) shall not commence...”</p> <p>Condition 38, amend to read as “Prior to the occupation of <i>the residential units within</i> the respective block...”</p>		
Page 28	<p>Condition 39, amend to read as: The development hereby permitted shall not be occupied before implementation of the sustainable design and construction measures detailed in the submitted Sustainability Statement and BREEAM Assessment. Prior to occupation of <i>the commercial units</i> a post construction BREEAM assessment shall be submitted to and approved in writing by the Council which confirms that the "Very Good" Rating has</p>		

been achieved. *Prior to the first occupation of the residential units, a supporting statement shall be submitted to and approved in writing by the Council to confirm that the residential sustainability measures have been implemented. All details thereafter shall be implemented prior to occupation/use of the development hereby permitted, and thereafter be permanently retained.*

Page 29

Delete condition 47 – travel plans (secured by way of s106 obligation).

Add additional condition 50:

Prior to the first occupation of any residential unit within Block B, the glazed acoustic screen to the deck access walkways shall be fitted in accordance with the approved Noise Assessment (dated June 2020) and drawing no. D6701 (rev P1). The acoustic screen shall thereafter be retained for the lifetime of the development.

To ensure that the amenity of neighbouring occupiers is not adversely affected by noise, in accordance with Policies CC11 and CC13 of the Hammersmith and Fulham Local Plan 2018.

Page 33

Para 2.6, delete ‘.The development proposed was a redevelopment the Planning Committee refused planning permission...’ between the first and second sentence.

Page 69

Para. 16.1, delete £167,680 and replace with £151,254.

Para. 16.2, delete £759,200 and replace with £542,549.

Page 70

Paragraph 16.5 (planning obligations), add new bullet: “Full travel plans for commercial and residential units”.

2020/02012/FUL

Hazel House, Sulgrave Road

Addison

72

Page 77

Justification 3, after ‘NPPF (2019)’ add ‘, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990’, and delete London Plan Policy ‘7.8’ and replace with ‘7.6’.

Page 83

Add para. ‘4.5 Andrew Slaughter MP has also written in to support the concerns raised by local occupiers.’