

Planning and Development Control Committee Minutes

Tuesday 2 March 2021

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were provided by Councillor Asif Siddique

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

Committee members: Councillors Rachel Leighton (Chair), Rebecca Harvey (Vice-Chair), Colin Aherne, Wesley Harcourt, Natalia Perez, Alex Karmel and Matt Thorley

For transparency, Councillor Alex Karmel confirmed he had met one of the speakers in objection to the Ada Lewis application about 15 years previously. As he considered this would not prejudice his vote, he remained in the meeting and voted on the item.

3. **MINUTES**

The minutes of the meeting held on 2 February 2021 were agreed.

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

In view of the number of speakers for 50 Brook Green, the Chair proposed that the running order of the agenda be changed to: 50 Brook Green, followed Ada Lewis House, Highway outside Shepherd's Bush Station, Plimley Place and finally Land at Guinness Trust Estate, Confirmation of Tree Preservation Order. This was seconded by Councillor Alex Karmel.

5. **50 BROOK GREEN, LONDON, W6 7BJ, AVONMORE AND BROOK GREEN, 2020/01849/FUL**

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

The Committee heard a representation from a resident in objection to the application

and a representation from the Applicant in support.

The Committee voted on the recommendations for application 2020/01849/FUL as follows:

Officer Recommendation 1:

For:
6
Against:
1
Not Voting:
0

Officer Recommendation 2:

For:
7
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2020/01849/FUL be approved, subject to:

1. That the Committee resolve that the Chief Planning Officer be authorised to grant permission upon the completion of a satisfactory legal agreement and subject to the conditions listed below;
2. That the Committee resolve 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.
6. **ADA LEWIS HOUSE, 2 PALLISER ROAD, LONDON, W14 9EF, NORTH END, 2019/02351/FUL**

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

For transparency, Councillor Alex Karmel confirmed he had met one of the speakers in objection to the Ada Lewis application about 15 years previously. As he considered this would not prejudice his vote, he remained in the meeting and voted on the item.

The Committee heard two representations from residents in objection to the application. Both their objections related to the previous application that was granted permission on 3 March 2020. This application only sought permission for changes to the affordable housing tenure.

The Committee voted on the recommendations for application 2019/02351/FUL as follows:

Officer Recommendation 1

For:

5

Against:

1

Not Voting:

1

Officer Recommendation 2

For:

7

Against:

0

Not Voting:

0

RESOLVED THAT:

Planning Application 2019/02351/FUL be approved, subject to:

1. That the Committee resolve that the Heads of Terms for the planning application agreed by Committee on 3 March 2020 to be varied to allow nine affordable London Living Rent units to change to nine affordable Shared Ownership units with a £60k household income cap, subject to the completion of a satisfactory legal agreement.
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. **HIGHWAY OUTSIDE SHEPHERD'S BUSH STATION PLIMLEY PLACE, LONDON, SHEPHERD'S BUSH GREEN, 2019/03240/FR3**

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

The Committee heard a representation from a resident in objection to the application.

Councillor Alex Karmel sought clarification about the use of the taxi rank and the implications of this for set up and take down of the market stalls. Councillor Alex Karmel proposed a second deferment to the application so this information could be provided to the Committee before a decision was taken. This was seconded by Councillor Matt Thorley.

In the course of discussions, Councillor Rebecca Harvey proposed that Condition 3 be amended to include: *that vehicles for loading and unloading arrive no earlier than 8 am for (market stall) set up and no earlier than 5:30 pm for pack down.*

This was seconded by Councillor Colin Aherne.

The Committee voted on the proposal to defer the application for a second time as follows:

For:
2
Against:
5
Not Voting:
0

The Committee voted on the proposal to amend Condition 3 (as set out above) as follows:

For:
7
Against:
0
Not Voting:
0

The Committee voted on the recommendations for application 2019/03240/FR3 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 2019/03240/FR3 be approved, subject to:

1. That the Committee resolve that the Chief Planning Officer be authorised to grant temporary planning permission subject to the conditions listed below;
 2. That the Committee resolve 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 conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.
8. **LAND AT GUINNESS TRUST ESTATE, FULHAM PALACE ROAD, W6, HAMMERSMITH BROADWAY - CONFIRMATION OF TREE PRESERVATION ORDER - T421/11/20**

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

The Committee voted on the recommendation for application T421/11/20 as follows:

Officer Recommendation 1

For:
7
Against:
0
Not Voting:
0

RESOLVED THAT:

Application T421/11/20 be approved as follows:

1. That the Tree Preservation Order T421/11/20 be confirmed without modification.

Meeting started: 6.30 pm
Meeting ended: 8.45 pm

Chair

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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 02.03.2021

REG REF.	ADDRESS	WARD	PAGE
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New London Plan

The New London Plan is intended to be formally published on 2 March 2021.

At the time of this Committee hearing being heard the New London Plan will form part of the development plan for Greater London as set out in Section 38 (2) of the Planning Compulsory Purchase Act 2004. Therefore all planning permissions being granted should take into account the policies of the New London Plan and conditions should be amended accordingly.

2020/01849/FUL	50 Brook Green	Avonmore and Brook Green	37 - 92
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Page 39	Proposed Plans: Amend drawing no 482-NS-M-XX-DR-A-0104C to 482-NS-M-XX-DR-A-0104D
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Page 39	Proposed Plans: Delete drawing nos: 482-NS-B6-XX-DR-A-08301C, 482-NS-B6-ZZ-DR-A-05101C, 482-NS-B6-XX-DR-A-07401C
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Page 42	Condition 14: Replace with “The development at Block 2&3 and Block 4 hereby permitted shall not be occupied prior to the submission and approval in writing by the Council of the detailed design including a sample of the obscure glazing to be used in the first floor windows within the rear extensions hereby approved, as per drawing 482-NS-B23-XX-DR-A04301 Rev D and 482-NS-B4-XX-DR-A-04301 Rev C respectively. No part of the development shall be used or occupied until these windows have been designed and installed so that they prevent overlooking, in accordance with the approved details. The windows shall thereafter be retained in this form.”
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Page 43	Condition 17: Replace with “The development hereby approved shall be implemented only in accordance with the Tree Protection Plan, Ref 18412-6, and associated Arboricultural Assessment and Method Statement, dated 2nd March 2021 Ref:18412-AA5-PB, both prepared by Barrel Arboricultural Consultancy. All works within the RPAs of the trees shall be carried out under the direct supervision of the Barrel Arboricultural Consultancy and in accordance with BS5837:2012 and the Arboricultural Assessment and Method Statement. These measures should apply to any tree on site, and any trees in neighbouring gardens whose theoretical Root Protection Areas extend into the site.”
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Page 58	Para 3.1, line 4: Delete “and security building”
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Page 58	Para 3.2, line 2: Delete “Erection of a new single storey security/welcome building and substation to the front of Block 1;”
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Page 67	Para 6.36, line 2: Delete “.000” from end of financial contribution, Add “(£1.35 million)”
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Page 68	Para 6.44, line 3: Replace “41.02” with “41.01”
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Page 68	Para 6.44, line 9: Delete “40.01, 40.02”
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Page 70	Para 6.54, line 10: Add “spaces” after parking.
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- Page 73 Para 6.68, line 3: Delete all text after “extend Block1.”
- Page 75 Para 6.80, line 6: Delete “,and the proposed security hut and substation building to the front of Block1”
- Page 76 Para 6.88: Delete entire paragraph. Renumber following paragraphs
- Page 90 Para 7.4, Point A, line 2: Delete “.000” from end of financial contribution, Add “(£1.35 million)”

An additional representation has been received from no. 9 Oxford Gate raising concern in respect to: the loss of the office space; flaws in the marketing report; the Council is already meeting housing targets; the existing office space contributes to the mixed use setting of Brook Green Conservation Area; the ending of lockdown will discount the previous lack of interest in office space; loss of privacy from new windows; opaque glazing not sufficient to prevent overlooking; harm to the conservation area; the site entrance is too narrow for emergency and refuse vehicles; on-street rubbish collection will result; congestion both during the construction phase from associated vehicles, and following from residents parking on the street; impact to trees along the Oxford Gate Boundary.

2019/02351/FUL 2 Palliser Road (Ada Lewis House) North End 93

- Page 95** Reason 1 insert ‘and Policies H1, H2, H4, H6, H7 and H10 of the Publication London Plan.’
Reason 2 insert ‘and Policy DF1 of the Publication London Plan.’
- Page 96** Insert 4.2 On 3 March 2020, the Planning Committee considered the original officer report which took into account the objections made at that time. In response to this supplementary report, a total of 35 representations have been received. The additional comments do not raise any new issues beyond the original objections.
- Page 99** Para 6.10 insert ‘and Policies H1, H2, H4, H6, H7 and H10 of the Publication London Plan.’