

Planning and Development Control Committee Minutes

Tuesday 5 July 2022

PRESENT

Committee members: Councillors Omid Miri (Chair), Florian Chevoppe-Verdier (Vice-Chair), Rebecca Harvey, Patrick Walsh, Alex Karmel and Adrian Pascu-Tulbure

1. APOLOGIES FOR ABSENCE

Apologies for absence were provided from Councillors Wesley Harcourt and Nikos Souslous.

2. DECLARATION OF INTERESTS

Councillor Alex Karmel declared interest in Item 4 – 80 Fulham Palace Road, as the owner of a neighbouring property was a friend (78A). Councillor Alex Karmel confirmed that he had attended two site meetings with both the owner and members of the applicant team. He remained in the meeting and voted on the item.

3. MINUTES

The minutes of the meeting held on 7 June 2022 were agreed.

4. 80 FULHAM PALACE ROAD, LONDON W6 9PL, HAMMERSMITH BROADWAY, 2021/03522/FUL

The Committee heard two representations in support. These were from the Applicant and a Lead member of a local resident's group.

The Committee voted on the recommendations for application 2021/03522/FUL 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 2021/03522/FUL subject to the changes in the Addendum be approved subject to:

1. 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. That the Chief Planning Officer, after consultation with the Assistant Director Legal Services 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 proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

5. WATERMEADOW COURT, WATERMEADOW LANE, LONDON SW6, SANDS END, 2022/00695/VAR

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

The Committee voted on the recommendations for application 2022/00695/VAR as follows:

Officer Recommendation 1:

For: 5
Against: 0
Not Voting: 1

Officer Recommendation 2:

For: 6
Against: 0
Not Voting: 0

RESOLVED THAT:

Planning Application 2022/00695/VAR subject to the changes in the Addendum be approved subject to:

1. 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. That the Chief Planning Officer, after consultation with the Assistant Director, Legal Services 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 proposed conditions, which may include the variation, addition, or deletion of conditions, any such changes shall be within their discretion.

Meeting started: 7.00 pm
Meeting ended: 8.35 pm

Chair

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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 05.07.2022

REG REF.	ADDRESS	WARD	PAGE
2021/03522/FUL	80 Fulham Palace Road	Hammersmith Broadway	11
Page 12 – 13	<p>Amend condition 2: Delete drawing numbers '2000a; [All received February 2022]: 1999; 2001; 2002; 2003; 2004; 3000; 3001; 3002; 3003; 4000 and replace with</p> <p>'1999; 2000b; 2001b; 2002b; 2003b; 2004b; 3000; 3001; 3002b; 3003b; 4000; 5000; 5001; 5002; 5100; 5101; 5102' and add 'Flood Mitigation Addendum (dated 30/06/22)'</p>		
Page 14	<p>Amend condition 5, first paragraph delete last sentence and replace with: 'The AQDMP submitted shall be in accordance with the Council's AQDMP Template 'A' and shall include the following details:'</p> <p>Amend sub-paragraph 5(e), at the end add the additional text: 'Details of Site Particulate (PM10) and Dust Monitoring Procedures and Protocols including locations of a minimum of 2 x MCERTS compliant (PM10) monitors on the site boundaries used to prevent levels exceeding predetermined PM10 Site Action Level (SAL) of 190 µg/m-3, measured as a 1-hour mean, calibration certificates of MCERTS compliant PM10 monitors. The data from the on-site Particulate (PM10) monitors shall be made available on the council's construction site air quality monitoring register website'</p> <p>Delete sub-paragraph 5(f) and re-letter subsequent sub-paragraphs.</p>		
Page 15	<p>Condition 6, first paragraph, delete second sentence and replace with: 'The AQDMP submitted shall be in accordance with the Councils AQDMP Template 'C' and shall include the following details:'</p> <p>Sub-paragraph 6(e), at the end add the additional text: 'The data from the on-site Particulate (PM10) monitors shall be made available on the council's construction site air quality monitoring register website.'</p> <p>Delete sub-paragraph 6(f) and re-letter subsequent sub-paragraphs.</p> <p>Condition 6, at the end of condition, insert reason for condition: 'Reason: To comply with the requirements of Policy SI1 of the London Plan and Policy CC10 of the Local Plan (2018).'</p>		
Page 19	<p>Condition 14, at the beginning of the second sentence add: 'Prior to the commencement of the development hereby approved'</p> <p>Condition 15, at end of first sentence add: 'and Flood Mitigation Addendum (dated 30/06/2022).'</p>		
Page 24	<p>Condition 33, at end of first sentence delete: 'any purpose' and replace with 'any other purpose'</p>		
Page 44	<p>Para 9.9, after last sentence add:</p>		

'The obligation will cover the cost of a traffic regulation order which is necessary to designate an area for storing micro-mobility vehicles.'

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Insert additional paragraph 9.15:

'An obligation within the legal agreement will require the reinstatement and improvement of the public footpath on Distillery Lane along the site frontage. Furthermore, improvements will be secured between the application site and the entrance to Frank Banfield Park, as well as to the park entrance itself. This is to provide a safer access route for vulnerable road users. An obligation will further require the submission of a lighting assessment for Distillery Lane. This will establish whether additional street lighting columns are required or if enhancements are required to existing columns. The obligation will further secure the provision of additional street lighting and/or enhancements as identified in the lighting assessment. Finally, a scheme of wayfinding is to be secured through a s278 agreement along with alterations to the waiting restrictions on Distillery Lane. The details of the aforementioned obligations will be finalised with LBHF Highways when the applicant is entering into the s278 agreement.'

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Para 19.5 sub-paragraph 8, at the end add:
'and as set out in section 9 of this report'

Add new subparagraph 10:

'(10) Construction logistics monitoring and associated fees'

Late representation received on 01/07/2022 raising queries about: controls for construction management; materiality and the siting of windows. These matters are addressed in the officer report.

2022/00695/VAR

**Watermeadow Court,
Watermeadow Lane SW6**

Sands End

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Condition 24 (Protection of Existing Trees) ADD "...in accordance with AECOM letter dated 29 October 2021 and Tree Protection Plan."

Page 78

Justification for approving the application – point 15 (line 3): DELETE "...by way of a commuted payment..."

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Para. 1.6. Add sentence to end of paragraph: "The height of Block A will be reduced as part of the proposals."

Page 86

Para. 4.19 (plus Page 95 - Para.6.11; Page 134 – Para. 22.7 and Page 135 – Para. 22.8). The Applicant seeks to clarify the following: The energy strategy approved as part of the extant permission was based on the use of gas boilers to top up the water temperature rather than utilising a CHP based system. The boilers have been removed as part of the new energy strategy with domestic ASHPs utilised instead.

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Para. 4.20 (reference to Basement Changes). The Applicant has requested that officers clarify that the proposals do not seek to alter the size of the basement, its general layout, the access arrangements, or car parking provision. This has already been permitted under the previous NMA application (ref: 2021/03777/NMAT).

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Para. 11.1 (Decanting of former residents): Last resident left the former Watermeadow Court development in 2016 (not 2019) as per Para. 2.3.

Page 103	Para. 11.8 (4 th line): Add: “The reason why the reason why LAR is being proposed instead of social rent is that the low cost rent housing is not facilitating a right of return for former residents who have been rehoused elsewhere. Such an approach is consistent with policy H8 of the London Plan and does not conflict with any other wider policy objectives in the development plan”.
Page 119	Para. 19.19 (2nd line): Replace ‘basement’ with ‘baseline’
Page 123	Para. 19.38 (4 th Line): Replace ‘82%’ with ‘89%’
Page 129	Para. 20.19 (last sentence): Delete (repetition with para. 20.20)
Page 145	<p>Para.34.3. <u>Amend/Add the following to Heads of Terms:</u></p> <p>g) Obligations towards employment, skills and training and local procurement as per the original S106 agreement including 26 apprentices, 11 work placements and 11 work experience placement.</p> <p>h) Restrictions on residents’ parking permits as per the original S106.</p> <p>i) Submission/implementation and monitoring of travel plan. Travel plan monitoring fee of £3,000 per submission (on years 1, 3 and 5) as per the original S106 agreement.</p> <p>k) Developer to enter into a Highway Works Agreement under a s278 agreement for works considered necessary and include: re-instating kerbs along Townmead Road, Watermeadow Lan and Potters Road; Charlow Close stopped up and footway reinstated along Townmead Road; new vehicular accesses to be from Potters Road with the existing dropped kerbs along Potters Road reinstated as full height kerbs; alterations to the existing zig-zag road markings on Townmead Road and new sub-station dropped kerb access to be provided on Potters Road.</p> <p>n) Obligation towards monitoring the Construction Management / Logistics Plans - £5000.</p> <p>o) A commitment to meet the costs of the Council's associated legal fees.</p>