

Planning and Development Control Committee Minutes

Tuesday 18 April 2023

PRESENT

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

Officers:

Matt Butler (Head of development management)
Allan Jones (Team Leader Urban Design and Heritage)
Tom Scriven (Deputy Team Leader (South))
Neil Egerton (Team leader (North Team))
Neil Milligan (Team Leader)
Ieuan Bellis (Team Leader)
Violet Dixon (Senior Planning Officer)
Mrinalini Rajaratnam (Chief Solicitor - Property and Planning)
Charles Francis (Clerk)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Rebecca Harvey and Nikos Souslous.

2. DECLARATION OF INTERESTS

Councillor Wesley Harcourt declared a non-pecuniary interest in relation to Item 7 - Old Oak Common Lane, London NW10 6DZ as he sat on the OPDC Planning Committee. He remained in the meeting but did not participate or vote on the item.

3. MINUTES

The minutes of the previous meeting held on 7 March 2023 were agreed as an accurate record.

4. 11 FARM LANE, LONDON SW6 1PU, LILLIE, 2022/03329/FR3

An addendum was circulated prior to the meeting that modified the report. Tom Scriven presented the item. There were no registered speakers.

The Committee voted on the officer recommendations as follows:

Recommendation 1:

FOR	Unanimous
AGAINST:	0
NOT VOTING:	0

Recommendation 2:

FOR:	Unanimous
AGAINST:	0
NOT VOTING:	0

RESOLVED

1. That, subject to there being no contrary direction from the Secretary of State, that the Director of Planning and Property be authorised to grant planning permission upon the completion of a satisfactory legal agreement and subject to the conditions listed in the report as amended by the Addendum.
2. That the Director of Planning and Property, 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. 58 UXBRIDGE ROAD, LONDON W12 8LP, SHEPHERD'S BUSH GREEN, 2021/02919/FUL

An addendum was circulated prior to the meeting that modified the report.

Neil Egerton presented the item. There were no registered speakers.

The Committee voted on the officer recommendations as follows:

Recommendation 1:

FOR:	Unanimous
AGAINST:	0
NOT VOTING:	0

Recommendation 2:

FOR:	Unanimous
AGAINST:	0
NOT VOTING:	0

RESOLVED

1. That the Director of Planning and Property be authorised to grant permission subject to the conditions listed in the report and the Addendum;
2. That the Director of Planning and Property, 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 conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

6. 330 - 332 UXBRIDGE ROAD, LONDON W12 7LL, WHITE CITY, 2022/01598/VAR

An addendum was circulated prior to the meeting that modified the report.

Neil Milligan presented the item. There were no registered speakers.

The Committee were provided with an overview of the enforcement history and noted that the new flue was compliant. In the course of discussions, the Committee considered the basement kitchen and its capacity to provide food.

Councillor Adrian Pascu-Tulbure noted that the premises offered food sales through Uber Eats, however, it was unclear from the information available whether this was cold or hot food (or both). The Committee considered the likely increase in delivery vehicles as a result of primary cooking taking place on site and the impact that would have on the highway and residential amenity. There was a general consensus that more details were required.

Councillor Alex Karmel was concerned with the additional waste that would be generated if primary cooking was allowed on site and wanted to ensure adequate waste disposal / management arrangements were secured if the committee were minded to grant the application. Councillor Alex Karmel proposed a new condition be added (and for the wording to be agreed by officers) in relation to waste storage, disposal and management (in relation to primary cooking). This was seconded by Councillor Adrian Pascu-Tulbure.

The Committee voted on the new condition as follows:

FOR:	Unanimous
AGAINST:	0
NOT VOTING:	0

The Chair, Councillor Omid Miri, proposed that the item was deferred for further information on current delivery services (whether the business was delivering hot and cold food) and any increase in delivery services to assess the impact on the highway and residential amenity. This was seconded by Councillor Alex Karmel.

The Committee voted on the proposal to defer the item as follows:

FOR	Unanimous
AGAINST:	0
NOT VOTING:	0

RESOLVED

1. That 330 - 332 UXBRIDGE ROAD, LONDON W12 7LL, WHITE CITY, 2022/01598/VAR - be deferred for further information.

7. OLD OAK COMMON LANE, LONDON NW10 6DZ, COLLEGE PARK AND OLD OAK, 2023/00516/OPDOBS

Councillor Wesley Harcourt declared a non-pecuniary interest in relation to Item 7 - Old Oak Common Lane, London NW10 6DZ as he sat on the OPDC Planning Committee. He remained in the meeting but did not participate or vote on the item.

An addendum was circulated prior to the meeting that modified the report. A further verbal update was provided at the meeting on Highways matters.

Ieuan Bellis presented the item and explained that the Committee were not the planning authority in this instance but were being asked to endorse the officer's response to the application by HS2 Ltd to the OPDC, the planning authority that would be determining the application . There were no registered speakers.

The Committee voted on the officer recommendation as follows:

Recommendation 1:

FOR:	5
AGAINST:	0
NOT VOTING:	1

RESOLVED

1. That the Council raises no objections to the OPDC in relation to this application.

Addendum

Meeting started: 7.03 pm
Meeting ended: 8.29 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 18.04.2023

REG REF.	ADDRESS	WARD	PAGE
2022/03329/FR3	11 Farm Lane	Lillie	9
Page 43	<p>Condition 43, Plaque add the following to the end of the condition: “The removal and storage of the plaque shall be carried out in accordance with the approved details. The reinstatement of the plaque shall be carried out prior to the first occupation of the development and it shall be permanently retained thereafter as approved.”</p>		
Page 50	<p>Paragraph 7.3 iii. Highway Works add sentence: “To enter into a s278 agreement to secure these works to the highway.”</p>		
2021/02919/FUL	58 Uxbridge Road	Shepherd’s Bush Green	53
Page 55	<p>Add the following conditions:</p> <p><u>Condition 08</u> The rear door to the extension hereby approved shall be used for emergency escape purposes only and shall remain closed at all other times.</p> <p>To safeguard the amenities of occupiers of neighbouring residential properties in terms of noise nuisance and disturbance, in accordance with policies DC1, DC2, DC8, CC11, and CC13 of the Local Plan (2018).</p> <p><u>Condition 09</u> The extension hereby approved shall only be used as ancillary space to the existing ground floor and basement premises and shall not be used as a separate unit.</p> <p>To safeguard the amenities of occupiers of neighbouring residential properties in terms of noise, disturbance, car parking and traffic from noise generating uses, in accordance with policies HRA, DC1, DC2, DC5, DC8 TC1, TC2, CC11, CC13, TLC5 of the Local Plan (2018).</p> <p><u>Condition 10</u> Notwithstanding the provision of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (or any Order revoking or re-enacting that principle Order with or without modification), the unit shall be limited to retail use within Class E (a) and E (c) and shall not be used for any other use within Class E.</p> <p>Certain other uses within the same use class may be unacceptable due to effect on residential amenity and/or traffic generation, in accordance with Policies DC1, DC4, HO11, CC11, CC13 and T1 of the Local Plan (2018).</p>		
Page 58	<p>Add additional paragraph:</p> <p>‘3.3 The existing unit is in use as an E class premises providing services such as printing, photocopying, internet access, scanning, lamination, phone and</p>		

computer accessories and repairs and money transfers. The extension will provide ancillary floorspace (around 19sqm) for the existing unit.'

2022/01598/VAR 330-332 Uxbridge Road White City 63

Page 64

Officer recommendation 2:
Delete 'Head of Law' and replace with 'Assistant Director of Legal Services'

Page 66

Add the following conditions

Condition 10

The existing retail unit as indicated on approved drawing (Nos: UR/1554/1) of 2011/02814/FUL shall be permanently retained for retail use (Class A1) and for no other purpose.

To ensure that the vitality or viability of the shopping function of the area is not harmed and to protect the existing amenities of occupiers of neighbouring residential properties in accordance with Policies CC11, TLC4 and TLC5 of the Local Plan 2018 and Key Principle NN4 of the Supplementary Planning Document Feb 2018.

Condition 11

The use of the premises, hereby approved, shall only be permitted during the hours of 9am - 11pm Mondays to Saturdays and 10am - 4pm on Sundays and Bank Holidays.

To ensure that the amenity of occupiers of surrounding premises are not adversely affected in accordance with Policies CC11 and TLC5 of the Council's Local Plan 2018

2023/00516/OPDOBS Old Oak Common Lane College Park and Old Oak 75

Page 82

Replace wording of paragraph 4.3 with the following revised wording:
"4.3. Officers have not received any representations relating to the current schedule 17 proposals submitted to the OPDC, but the OPDC itself has received an objection from a local resident (not a resident of H&F), partly on the grounds that, in their view, the application does not have enough detail to justify its proposals.