

Planning and Development Control Committee Minutes

Tuesday 7 November 2023

PRESENT

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

Other Councillors: Councillors Adam Peter Lang, Stala Antoniadou, and David Morton

Officers:

Matt Butler (Assistant Director of Development Management)

Allan Jones (Team Leader Urban Design and Heritage)

Neil Egerton (Team Leader)

John Sanchez (Deputy Team Leader)

Jesenska Oezdalga (Senior Planning Officer)

Anisa Aboud (Planning Officer)

Catherine Paterson (Highways)

Mrinalini Rajaratnam (Chief Solicitor - Property and Planning)

Charles Francis (Clerk)

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATION OF INTERESTS

Councillor Alex Karmel declared an interest in relation to Item 6 - 2 Hyde Mews - as one of the objectors was a friend and former Councillor. As he had not seen the resident for over 4 years and not discussed the application with them, he remained in the meeting and voted on the item.

3. MINUTES

The minutes of the previous meeting held on 17 October 2023 were agreed as an accurate record.

4. 81 BLYTHE ROAD, LONDON W14 0HP, BROOK GREEN, 2022/02439/FUL

An addendum was circulated prior to the meeting that modified the report. Neil Egerton presented the item.

Two residents spoke in objection to the application. The Agent spoke in support of the application. Two Ward Councillors spoke in objection to the application.

The Committee voted on the officer recommendations as amended by the Addendum as follows:

Recommendation 1:

FOR	5
AGAINST:	3
NOT VOTING:	0

Recommendation 2:

FOR:	7
AGAINST:	1
NOT VOTING:	0

RESOLVED

1. That the Director of Planning and Property be authorised to grant permission upon the completion of a satisfactory legal agreement and subject to the conditions listed and amended in 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 conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

5. STORE C - WESTFIELD LONDON SHOPPING CENTRE, ARIEL WAY, LONDON W12 7GA, SHEPHERD'S BUSH GREEN, 2022/03538/FUL

An addendum was circulated prior to the meeting that modified the report. Jesenka Oezdalga presented the item. The Applicant waived their right to speak.

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 Committee resolve 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 and amended in 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.

6. 2 HYDE MEWS, 163 DALLING ROAD, LONDON W6 0ES, RAVENSCOURT, 2023/01413/DET

Councillor Alex Karmel declared an interest in relation to Item 6 - 2 Hyde Mews - as one of the objectors was a friend and former Councillor. As he had not seen the resident for over 4 years and not discussed the application with them, he remained in the meeting and voted on the item.

An addendum was circulated prior to the meeting that modified the report. Neil Egerton, assisted by Anisa Aboud, presented the item.

Two residents spoke in objection to the application. The Agent spoke in support of the application.

During the course of discussions, committee members made suggestions and were advised that as the application was for approval of details required under conditions, no new conditions could be attached to the decision. Instead, any recommendations would need to be added as informatives.

The following three informatives suggested were:

1. Councillor Florian Chevoppe-Verdier suggested that a letter box be erected so that comments from residents could be dropped if they did not have access to electronic devices.
2. Councillor Patrick Walsh requested that no noisy works be permitted to take place on Sundays or Bank Holidays.
3. Councillor Chevoppe-Verdier suggested that no deliveries take place during local waste collection periods.

During a discussion of the swept path analysis, concerns were raised on a number of matters. These included vehicular movements (of lorries) and access, delivery

and building refuse collection arrangements during the demolition and construction phases. Councillor Alex Karmel proposed that the application be deferred for a site visit. This was seconded by Councillor Adrian Pascu-Tulbure.

Recommendation: To defer the application for a site visit.

FOR:	3
AGAINST:	5
NOT VOTING:	0

The Committee voted on the officer recommendation including the three informatives proposed as follows:

Recommendation 1:

FOR:	5
AGAINST:	2
NOT VOTING:	1

RESOLVED

1. That the Director of Planning and Property be authorised to approve the details submitted in respect of Condition 5 and Condition 6 with the three informatives.

7. 101 - 105 SHEPHERD'S BUSH ROAD, LONDON W6 7LR, BROOK GREEN, 2023/02202/FUL

Neil Egerton presented the item. The Agent and a representative from St Mungo's spoke in support.

The Committee voted on the officer recommendations as follows:

Recommendation 1:

FOR:	7
AGAINST:	0
NOT VOTING:	1

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;

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.

8. 14 ELLINGHAM ROAD, LONDON W12 9PR, CONINGHAM, 2023/01529/FUL

Neil Egerton presented the item. The Applicant and their Architect spoke in support.

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;
2. That the Director of Planning and Property, after consultation with the Assistant Director Legal Services and 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.

Meeting started: 7.00 pm
Meeting ended: 11.12 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
Tel 07776 672945
E-mail: charles.francis@lbhf.gov.uk

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 07.11.2023

REG REF.	ADDRESS	WARD	PAGE
2022/02439/FUL	81 Blythe Road	Brook Green	8
Page 18	Condition 26, line 3: Delete `forty two` replace with `eight`		
Page 18	Condition 26, line 10: after locations add `at rear roof level or on rear elevations of all residential floors`		
Page 18	Condition 26, line 19: Delete `75%` replace with `90%`		
Page 19	Condition 27, delete first paragraph, replace with ` 27) Prior to occupation of the development hereby permitted, details of a post installation compliance report of the approved ventilation strategy as required by condition 26 to mitigate the impact of existing poor air quality shall be submitted to and approved in writing by the Local Planning Authority. The report shall be produced by an accredited Chartered Building Surveyor (MRICS). Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.		
Page 22	<p>Add an extra condition:</p> <p>“38) Prior to occupation of the development hereby permitted, the installation/commissioning certificates of electric induction stoves in the kitchens of the eight self-contained dwellinghouses (Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.</p> <p>The development site is within the borough wide Air Quality Management Area (AQMA). Mitigation measures are required to make the development acceptable in accordance with Policies CC1 and CC10 of the Local Plan (2018).”</p>		
Page 25	Para 1.4: Amend PTAL readings so 1 st reference is `5` and 2 nd reference is `3`.		
Page 47	Para 5.114: Swap the 2 PTAL figures.		
Page 47	Para 5.117, line 4: Delete `condition` replace with `obligation`.		
2022/03538/FUL	Store C, Westfield London Shopping Centre, Ariel Way, London, W12 7GA	Shepherd's Bush Green	54
Page 55	Description: Delete “(L65)”. Replace with “(L67)”.		
Page 56	<p><u>Condition 2</u> (Drawings):</p> <p>ADD drawing numbers: MOS-LAH-M9-55-DR-A-6006 P00 and MOS-LAH-M9-30-DR-A-6009.</p>		

Page 61	<u>Condition 22</u> (Construction Method Statement) 6 th line: ADD "...and no Sundays or Public Holidays..."
Page 66 & 67	Para 3.4: Delete "(L65)". Replace with "(L67)".
Page 70	Para. 6.9: Delete 1 st sentence. Replace with: "The restaurant use is intended to operate: Monday to Friday: Start Time: 07:00 / End Time: 01:00 (next day); Saturday: Start Time: 07:00 / End Time: 03:00 (next day) and Sunday / Bank Holiday: Start Time: 07:00 / End Time: 01:00 (next day)."
Page 72	Para 6.18: Delete "(L65)". Replace with "(L67)".

2023/01413/DET	2 Hyde Mews,	Ravenscourt Road	80
	163 Dalling Road		
Page 88	Para 4.8, last line: Delete 'During term-time, construction vehicles hours will be restricted to 9.30am and 3.30pm to avoid peak hours.'		
Page 89	2 nd paragraph labelled 4.10, renumber as 4.12 and renumber the following 2 paragraphs		
Page 89	Add new paragraph numbered 4.11 'With regards to a communications Strategy, the site manager will be the first point of contact for any queries or complaints and telephone numbers (including out of hours) will be shown on the site hoarding. This will include emergency contact details and QR codes. Residents will also be informed by letter drop as necessary - A complaints book will be kept and issues arising dealt with by the project manager - A newsletter detailing anticipated site activity in any given 6-week period will be displayed on the site hoarding for neighbour consultation and feedback.'		