

Planning and Development Control Committee Minutes

Tuesday 5 November 2024

PRESENT

Committee members: Councillors Omid Miri (Chair), Florian Chevoppe-Verdier (Vice-Chair), Nikos Soussous, Nicole Trehy, Patrick Walsh and Adrian Pascu-Tulbure

Other Councillors:

Councillor David Morton
Councillor Ben Coleman

Officers:

Matt Butler (Assistant Director of Development Management)
Ieuan Bellis (Team Leader)
Allan Jones (Team Leader Urban Design and Heritage)
Jacques Du Plessis (Deputy Team Leader)
John Sanchez (Deputy Team Leader)
Catherine Paterson (Highways)
Joel Semakula (Landmark Chambers)
Emmanuel Amponsah (Solicitor - Property and Planning)
Charles Francis (Clerk)

1. APOLOGIES FOR ABSENCE

Apologies for absence were provided by Councillors Ross Melton and Alex Karmel.

2. DECLARATION OF INTERESTS

There were no declarations of interest.

3. MINUTES

The minutes of the previous meeting held on 8 October 2024 were agreed as an accurate record.

4. **AVONMORE PRIMARY SCHOOL, AVONMORE ROAD, LONDON W14, AVONMORE, 2023/03051/FR3**

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

Jacques Du Plessis provided a presentation on the application. A resident and the Chairman of the Hammersmith Society spoke in objection to the application. The Head of Avonmore Primary School and the Agent spoke in support of the application.

Councillor David Morton, Ward Councillor for Avonmore spoke in objection to the application.

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

Recommendation 1:

| | |
|-------------|----------|
| FOR | 5 |
| AGAINST: | 1 |
| NOT VOTING: | 0 |

Recommendation 2:

| | |
|-------------|------------------|
| FOR: | Unanimous |
| AGAINST: | 0 |
| NOT VOTING: | 0 |

Recommendation 3:

| | |
|-------------|------------------|
| 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 below (as amended or varied in accordance with 2) below) and subject to the completion of a Memorandum of Understanding dealing with the matters set out in Section 27.0 of this Report.
2. That the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and

Development Control Committee be authorised to make any changes to the conditions listed below, which may include the amendment, addition or deletion of conditions.

3. That the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee, be authorised to finalise the Memorandum of Understanding to deal with the matters set out in Section 27 below.

Addendum

Meeting started: 7.02 pm
Meeting ended: 8.56 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 05.11.2024

| <u>Reg. No:</u> | <u>Site Address:</u> | <u>Ward</u> | <u>Page</u> |
|-----------------|--|-------------|-------------|
| 2023/03051/FR3 | Avonmore Primary School, Avonmore Road | Avonmore | 8 |

Page 14 Add requirement to provide a History Plaque to Condition 5 (Historic Building Recording of Gordon Cottage)

Page 59 Para 3.1: Replace 'The' with 'There'

Page 70 Para 5.5.27: Change '136' to '135'

Page 71 Para 5.29: Change 'four' to 'five'
 Replace Para 5.30 bullets:
 • 76 individual objections.
 • 140 individual letter in support
 • One petition with 116 signatories in support.

Page 82 Para 7.1: Add the following at the start.

"The Town and Country Planning General Regulations 1992 provides the power for a Council to consider its own applications unless the application is referred to the Secretary of State under section 77 of the 1990."

Page 150 Para 27.7: Add below point D Public Realm Improvements

- a. Existing play area improvements.
- b. Forest School - new boundary fence and access gates for better management and use of this space for surrounding schools including Avonmore Primary School.
- c. iii. All age children and adult outdoor gym - replacement of existing play structure in front of the ballcourt and St James Prep with all ages gym equipment as current structure provides limited purpose or play function.
- d. Existing ballcourt/ play area improvements and refurbishments - new enclosures and floodlights with keypad access to better manage access for all members of the community and to provide equipment storage. This would also allow the space to be bookable and limit existing ASB and out of hours use and in turn potentially reduce noise and disturbance to neighbours at the Lisgar Terrace mansion blocks on the other side of the boundary wall.
- e. Plan 11 Trees in Margus Garvey Park / surrounding area.

Para 27.7: Add below point F Employment, Training and Local Procurement Strategy

- a. At least 10% to the total number of people employed on the construction of the development are local (H&F) residents,
- b. 1 apprenticeship is created for every £2m of build cost of which: Half of these apprenticeships the developer creates on the construction of the development and employs local residents into them; and For the other half, the developer makes an Employment and Skills financial contribution to the council of £7,000 per apprenticeship which the council uses to create apprenticeships and prepare and support local residents into these and into the apprenticeships created on the development,
- c. 1 paid work experience placement is created for every £4m of build cost into which a local resident is employed,
- d. 1 unpaid work experience placement is created for every £4m of build cost for local residents and students of local schools,
- e. Local residents employed into paid work experience placements and apprenticeships count towards the local labour target,
- f. Local businesses are procured in the supply chain of the construction of the development to a value of at least 10% of the build cost,
- g. A local procurement financial contribution is made calculated based on the gross sqm of the development.

- h. None of these contributions are double counted with any social value contributions committed by a procured developer as part of the procurement process and
- i. The developer reports evidence to the council of any of these outputs delivered on a quarterly basis.

Page 156

Para 28.3: Add at end of paragraph

“(In reaching this conclusion, officers note that the extent of public benefits as described, could only be delivered, if the demolition of Gordon Cottage were to be approved as part of this decision).”