

**London Borough of Hammersmith & Fulham
Planning and Development Control Committee
Minutes**



Monday 22 July 2019

PRESENT

Committee members: Councillors Rachel Leighton, Matt Uberoi, Colin Aherne, Wesley Harcourt and Matt Thorley

Others:

Councillors Zarar Qayyum and Christabel Cooper
Andrew Slaughter MP (for 4 Challoner Crescent)

MINUTES

The minutes of the meetings of the Committee held on 10 June 2019 and 2 July 2019 were agreed as an accurate record.

APOLOGIES FOR ABSENCE

Apologies for absence were provided by Councillors Natalia Perez, Asif Siddique and Alex Karmel. Apologies for lateness were provided by Councillor Matt Thorley.

DECLARATION OF INTERESTS

There were no declarations of interest.

DECISION TO RE-ORDER THE AGENDA

In view of members of the public present for particular applications the Chair proposed that the agenda be re-ordered, with which the Committee agreed, and the minutes reflect the order of the meeting.

4 Challoner Crescent – 2018/01161/FUL

Please see the Addendum attached to the minutes which made minor changes to the report.

The Committee heard two representations from residents in objection to the application. A number of points were raised and included: A two storey building which transformed into seven storeys was unwelcome. The design was an over development of the site and was excessive in terms of both height and bulk. The proposal would have a negative impact on the character of neighbouring buildings and the surrounding conservation area. During the demolition and construction

phases, the proposal would create excessive noise and disturbance. The proposal would generate increased traffic movements and parking stress. Further points included: The proposal would lead to a loss of light and overshadowing; loss of privacy and increased overlooking. The incorporation of a basement was excessive and unnecessary. Engagement with local residents had been flawed and there was no clear information on how the proposals complied with the council's policies. The proposal was unacceptable in planning terms.

The Committee heard a representation in objection to the application from Councillor Zarar Qayyum, Ward Councillor for North End.

The Committee heard a representation in objection to the application from Andrew Slaughter, MP.

The Committee heard a representation from the Applicants' representative. A number of points were raised which included: The developer had worked on the proposal for four years which had included three pre-planning applications. The developer had submitted fifteen specialist reports and the design had undergone forty-one revisions. Should the proposal be approved, it would generate CIL payments and transform an existing ugly site into a contemporaneous one.

Further points included: The developer had consulted widely and addressed residents' concerns, the design would enhance the local area and provide affordable housing.

During the course of discussions, the Committee explored a number of issues including: The extent of the public consultation and whether this had complied with statute. The construction and eventual use of the basement element, the use of obscure glazing and ventilation to bedrooms. Further points included: The size and scale of the design and its context to other five storey building nearby. The implications of the proposal not having been considered by the Design Review Panel, what the split was for the affordable housing element, parking considerations and the carbon offset payment.

The Committee voted on application 2018/01161/FUL and whether to agree the officer recommendations of approval. This was put to the vote and the result was as follows:

For:

1

Against:

4

Not Voting:

0

The Committee voted on a motion to refuse the application 2018/01161/FUL. This was put to the vote and the result was as follows:

For:
4
Against:
1
Not Voting:
0

RESOLVED THAT:

Planning Application 2018/01161/FUL be refused for the following reasons:

- That the proposal was an over overdevelopment and over intensification of the use of the site which resulted in unacceptable living conditions to future occupiers.
- Due to the scale and massing of the design and its impact on the conservation area.
- The impact on surrounding residential amenity and the loss of privacy to adjacent occupiers.

At the close of the item, the Chair adjourned the meeting for ten minutes to allow those residents who had attended the meeting to hear 4 Challoner Crescent to leave the Committee room. The meeting resumed at 8:45pm.

Waterfront Hammersmith Embankment - 2018/04016/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. A number of points were raised and included: 38 letters of objection had been received from local residents and it was unclear if these issues had been addressed. The site management plan remained unresolved. The proposal would lead to increased crime and ASB in the local area. Condition 32 should be amended to include crime prevention 'by design'. Further conditions to be agreed by the applicant should be actioned in consultation with local residents.

The Committee heard a representation from the Applicant. A number of points were raised which included: The proposed development would be a high-quality development which would make a positive contribution to the urban environment. The proposal would create a new business and events space. The proposal would create 1,200 new jobs locally. The proposed development would be compatible with the scale and character of existing development and would protect the character and appearance of Fulham Reach Conservation Area and the setting of the adjacent Crabtree Conservation Area. The developer had consulted widely with local residents and considered their concerns. The developer was prepared to look at additional cycling measures.

The Committee heard a representation from Councillor Christabel Cooper, Ward Councillor for Fulham Reach.

During the course of discussions, the Committee explored a number of issues including, the actual and proposed uplift to the GIA, the highways impact

assessment and effects on car parking. In relation to the Delivery and Servicing Management Plan (DSMP), Councillor Matt Thorley proposed that Condition 27 should be amended, and widened to include 'occupiers / tenants'. This was seconded by Councillor Colin Aherne.

With regards to Condition 21 and the Site Management Strategy, Councillor Wesley Harcourt proposed that the condition was amended to include that it demonstrated that consultation with local residents had been undertaken. This proposal was seconded by Councillor Matt Thorley.

Further issues included, how the proposal would enrich and enhance the conservation area, measures to slow cyclists, recycling and the implications of the Council adopting the Thames Path adjacent to the development.

The Committee voted on application 2018/04016/FUL and whether to agree the amendments to conditions 21 and 27 and the officer recommendations of approval. This was put to the vote and the result was as follows:

The proposed amendment to Condition 21 :

For:
5
Against:
0

The proposed amendment to Condition 27 :

For:
5
Against:
0

Officer recommendation 1:

For:
5
Against:
0
Not Voting:
0

Officer recommendation 2:

For:
5
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2018/04016/FUL be approved, subject to:

1. To resolve that the Strategic Director, The Economy be authorised to determine the application and grant permission up on the completion of a satisfactory legal agreement and subject to the condition(s) listed below.
2. To authorise the Strategic Director, The Economy, after consultation with the Director of Law and the Chair of the Planning and Development Control Committee to make any minor changes to the proposed conditions or heads of terms of the legal agreement, any such changes shall be within their discretion.

104 King Street - 2019/01494/FUL

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

The Committee heard representations from a resident and the applicant in support of the application. A number of points were raised and included: Local residents had commended the approach taken by the applicant to consult people that lived locally to the proposed development site. A fresh approach had been taken after the first application had been refused and the new design reduced massing and overlooking. The new design would provide small business office accommodation within the town centre and provide local employment opportunities. The development would generate an estimated 190 full time jobs once the development was complete. The development would provide modern and upgraded office floorspace and job opportunities for residents and companies. The applicant confirmed that there would be regular and ongoing engagement with residents should the application be approved.

During the course of discussions, the Committee explored a number of issues including: The access and egress arrangements for emergency vehicles (it was noted that the developer would install dry risers) and the need to minimise carbon dioxide emissions associated with the development.

The Committee voted on application 2019/01494/FUL and whether to agree the officer recommendations of approval and changes set out in the addendum. This was put to the vote and the result was as follows:

Officer recommendation 1:

For:

5

Against:

0

Not Voting:

0

Officer recommendation 2:

For:

5

Against:

0

Not Voting:

0

RESOLVED THAT:

Planning Application 2019/01494/FUL be approved, subject to:

- 1) To resolve that the Strategic Director, the Economy, be authorised to determine the application and grant permission pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the condition(s) listed below:
- 2) To authorise the Strategic Director, The Economy, after consultation with the Director of Law and the Chair of the Planning and Development Control Committee to make any minor changes to the proposed conditions which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion.

Olympia Exhibition Centre - 2019/01433/FUL

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

The Committee voted on application 2019/01433/FUL and whether to agree the officer recommendation set out in the report and changes set out in the addendum. This was put to the vote and the result was as follows:

Officer recommendation:

For:

4

Against:

0

Not Voting:

1

RESOLVED THAT:

Planning Application 2019/01433/FUL be approved, subject to:

- 1) To resolve that that the Strategic Director for The Economy Department be authorised to determine the application and grant listed building consent subject to the conditions listed below.

Olympia Exhibition Centre – 2019/01434/LBC

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

The Committee voted on application 2019/01434/LBC and whether to agree the officer recommendation set out in the report and changes set out in the addendum. This was put to the vote and the result was as follows:

Officer recommendation:

For:

4

Against:

0

Not Voting:

1

RESOLVED THAT:

Planning Application 2019/01434/LBC be approved, subject to:

- 1) To resolve that that the Strategic Director for The Economy Department be authorised to determine the application and grant listed building consent subject to the conditions listed below.

Willow Bank Junction With Putney Bridge Approach - 2019/00439/FR3

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

The Committee voted on application 2019/00439/FR3 and whether to agree the officer recommendations set out in the report and changes set out in the addendum. This was put to the vote and the result was as follows:

Officer recommendation 1:

For:

5

Against:

0

Not Voting:

0

Officer recommendation 2:

For:

5

Against:

0

Not Voting:

0

RESOLVED THAT:

Planning Application 2019/00439/FR3 be approved, subject to:

- 1) To resolve that the Strategic Director, the Economy, be authorised to determine the application and grant permission pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the condition(s) listed below:
- 2) To authorise the Strategic Director, The Economy, after consultation with the Director of Law and the Chair of the Planning and Development Control Committee to make any minor changes to the proposed conditions which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion.

At the end of the meeting, the Chair highlighted that Paul Goodacre would be retiring after 17 years of service. The Committee thanked him for his hard work and wished him well for the future.

Meeting started: 7:00 pm
9:55 pm

Chair

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