

Planning and Development Control Committee Minutes

Tuesday 3 December 2019

PRESENT

Committee members: Councillors Rachel Leighton, Colin Aherne, Wesley Harcourt, Natalia Perez, Asif Siddique, Alex Karmel and Matt Thorley

MINUTES

The minutes of the meeting of the Committee held on 3 September 2019 were agreed subject to the following amendment:

Councillor Alex Karmel proposed that in relation to Item 5 – 32a Vereker Road that the minute related to his motion be amended to:

Cllr Karmel, seconded by Cllr Thorley, proposed that the Committee should decline to determine the application under Section 70 of the TCPA as the application was similar to previously determined applications. Officers refused this request stating that it was ultra vires. Cllr Karmel then proposed, seconded by Cllr Thorley, that the Committee should defer the application to seek further legal advice.

This was seconded by Councillor Matt Thorley.

The minutes of the meeting held on 15 October 2019 were agreed as an accurate record.

APOLOGIES FOR ABSENCE

Apologies for absence were provided by Councillor Matt Uberoi. Apologies for lateness were provided by Councillor Matt Thorley who arrived shortly after the hearing started.

DECLARATION OF INTERESTS

There were no declarations of interest.

Flat 4, 29 – 47 Fitz-George Avenue – 2019/02510/FUL

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

With the agreement of the Committee, the officer presentation covered all three Fitz-George applications. The representative of the Applicant chose not to speak in respect of each application and spoke only once in relation to the first application for three minutes.

The representative of the Applicant made a number of points including: The previous reasons for refusal, including flood risk and structural waterproofing had been addressed. The Applicant had also conducted and provided an updated flood risk assessment. The proposal provided an acceptable level of accommodation and the design elements, including the light wells and external alterations would be discretely located to the rear of the building.

During the course of discussions, the Committee explored a number of issues including: the amendment to Condition 3 which reduced the number of cycle spaces from three to two, the location of the bike storage and the design elements including light wells and the external staircase.

With regards to Condition 4, which requires development to be carried out in accordance with the details contained within the Flood Risk Assessment (Herrington Consulting, July 2019 and Groundwater Impact Assessment (GB Card and Partners, July 2019) Councillor Alex Karmel proposed that this condition is to specify that all flood prevention and mitigation measures are retained in perpetuity. This proposal was seconded by Councillor Matt Thorley.

Further points of discussion included: The weight of the previous Planning Inspectorates' decision, whether a further appeal (should one arise) would be treated in the same way as previous appeals and the impact of the design on the conservation area.

The Committee voted on application 2019/02510/FUL and whether to agree the officer recommendations of approval. This was put to the vote and the result was as follows:

Officer Recommendation 1 including the proposed change to condition 4:

For:

5

Against:

2

Not Voting:

0

Officer Recommendation 2:

For:

6

Against:

1

Not Voting:

0

RESOLVED THAT:

- 1) To resolve that the Strategic Director of the Economy, be authorised to determine the application and grant permission subject to the condition(s) listed below (and the amendment to condition 4).
- 2) To authorise that the Strategic Director of The Economy, after consultation with the Director of Law and the Chair of the Planning and Development Control Committee can 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.

Flat 5, 9 – 27 Fitz-George Avenue - 2019/02511/FUL

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

The Committee voted on application 2019/02511/FUL and whether to agree the officer recommendations of approval. This was put to the vote and the result was as follows:

Officer recommendation 1 including the proposed change to condition 4:

For:

5

Against:

2

Not Voting:

0

Officer recommendation 2:

For:

6

Against:

1

Not Voting:

0

RESOLVED THAT:

Planning Application 2019/02511/FUL be approved, subject to:

- 1) To resolve that the Strategic Director of the Economy, be authorised to determine the application and grant permission subject to the condition(s) listed below (and the amendment to condition 4).
- 2) To authorise the Strategic Director of 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.

Flat 6, 49 – 67 Fitz-George Avenue – 2019/02512/FUL

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

The Committee voted on application 2019/02512/FUL and whether to agree the officer recommendations of approval. This was put to the vote and the result was as follows:

Officer recommendation 1 including the proposed change to condition 4:

For:

5

Against:

2

Not Voting:

0

Officer recommendation 2:

For:

6

Against:

1

Not Voting:

0

RESOLVED THAT:

Planning Application 2019/02512/FUL be approved, subject to:

- 1) To resolve that the Strategic Director, the Economy, be authorised to determine the application and grant permission subject to the condition(s) listed below (and the amendment to condition 4).

- 2) To authorise the Strategic Director of the he 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.

168A Du Cane Road – 2019/02035/FUL

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

The Committee heard a representation from a representative of the Applicant. A number of points were raised which included: The Applicant was a prison arts charity. Should the application be approved, it would enable people in the criminal justice system to change their lives by participating in the arts. The proposal would enable the charity to better serve its beneficiaries. The current accommodation was in poor condition and did not allow a public gallery to operate. However, the new proposal would enable works to be shown. Details were provided of the funding arrangements and it was noted that these were conditional upon a 10-year lease being granted. The Committee noted that the proposal was designed to be demountable and several environmental considerations had been factored into the design.

During the course of discussions, the Committee explored a number of issues including: the unusual nature of the application and in particular the length of tenure for a temporary building. Further points of discussion included: the likely impact of the proposal on the boundary wall, the design, the security considerations, given its proximity to the Wormwood Scrubs Prison and whether there was scope for an automatic renewal of the tenure.

The Committee voted on application 2019/02035/FUL and whether to agree the officer recommendations. This was put to the vote and the result was as follows:

Officer recommendation 1:

For:

6

Against:

1

Not Voting:

0

Officers recommendation 2:

For:

6

Against:

1

Not Voting:

0

RESOLVED THAT:

Planning Application 2019/02035/FUL be approved, subject to:

- 1) To resolve that the Strategic Director of the Economy department is authorised to determine the application and grant planning permission subject to the conditions
- 2) To authorise the Strategic Director of the the Economy department, 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.

Beaconsfield Walk Junction – 2019/00431/FR3

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

The Committee discussed the application and a number of points were raised. These included: The use of temporary pitches and whether it was common practice for traders to dismantle their premises. Further points included: storage facilities (for the traders), the number of local objectors and supporters, the impact on local parking spaces and the colour of the gazebos / impact on the street scene and local residential amenity.

The Committee voted on application 2019/00431/FR3 and whether to agree the officer recommendations set out in the report This was put to the vote and the result was as follows:

Officer recommendation 1:

For:
7
Against:
0
Not Voting:
0

Officer recommendation 2:

For:
7
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2019/00431/FR3 be approved, subject to:

- 1) To resolve that the Strategic Director of 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 theThe Strategic Director of 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.

Meeting started: 7:00 pm
8:13 pm

Chair

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