

Planning and Development Control Committee Minutes

Wednesday 9 December 2015

PRESENT

Committee members: Councillors Adam Connell (Chair), Iain Cassidy (Vice-Chair), Colin Aherne, Elaine Chumney, Lucy Ivimy, Alex Karmel, Natalia Perez and Viya Nsumbu

Other Councillors: Wesley Harcourt

30. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Michael Cartwright and Robert Largan.

31. DECLARATION OF INTERESTS

Councillor Natalia Perez declared a significant interest in respect of the applications for St Paul's Girls School, Brock Green London as she was a member of the Board of Governors at Larmenier & Sacred Heart Catholic Primary School which was adjacent to the application site. She considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

32. PLANNING APPLICATIONS

33.1 St Paul's Girl School Brook Green London W6 7BS, Avonmore and Brook Green, 2015/02035/FUL & 2015/02036/LBC

Councillor Natalia Perez declared a significant interest in respect of the applications for St Paul's Girls School, Brock Green London as she was a member of the Board of Governors at Larmenier & Sacred Heart Catholic Primary School which was adjacent to the application site. She considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

The above applications were considered together.

Please see the Addendum attached to the minutes for further details.

The Committee received representations from the applicant and applicant's agent in support of the applications. They stressed that there were no plans to increase the number of the pupils at the school as a result of the proposal, that the school was fully engaged with the local community including local primary schools and had been fully involved with the Council in developing the proposals.

The Committee voted on planning application 2015/02035/FUL and unanimously agreed the application.

The Committee voted on planning application 2015/02036/LBC and unanimously agreed the application.

RESOLVED THAT:

- 1) The Director for Planning and Growth be authorised to determine application 2015/02035/FUL and grant planning permission upon the completion of a satisfactory legal agreement and subject to the conditions set out in the report.
- 2) Planning Application 2015/2036/LBC be approved subject to the conditions set out in the report.

33.2 St Paul's Girl School Playing Fields and Pavilion Bute Gardens London W6 7DR, Avonmore and Brock Green, 2015/02037/FUL

Please see the addendum attached to the minutes for further details.

The Committee received representations from the applicants agent in support of the application. She commented that the wider local community already had access to the school's sports facilities outside of school hours and it made sense for the school to focus its facilities in a way in which they could most efficiently be used. It was also stressed that Sports England was comfortable with the proposals.

The Committee voted on planning application 2015/02035/FUL and unanimously agreed the application.

RESOLVED THAT:

That the Director for Planning and Growth be authorised to determine Application 2015/02035/FUL and grant planning permission upon the completion of a satisfactory legal agreement and subject to the conditions set out in the report.

33.3 45A Goldhawk Road London W12 8QP, Shepherds Bush Green, 2015/04119/FUL

Please see the addendum attached to the minutes for further details.

During the Committee's discussion of the proposals it was proposed by Councillor Karmel that the second paragraph of Condition 30 be amended to include office users and so forth and that an additional condition be added prohibiting the conversion of the proposed office space to residential use. After being duly seconded, the Committee voted on the proposed amendment and addition to the conditions and these were agreed.

The Committee then voted on planning application 2015/04119/FUL and unanimously agreed the application.

RESOLVED THAT:

The Director of Planning and Growth be authorised to determine Application 2015/04119/FUL and grant permission on the completion of a satisfactory legal agreement and subject to:

- 1) The addition of a condition prohibiting the conversion of the proposed office use space to residential use;
- 2) The amendment of condition 30 to include reference to office users;
- 3) The remaining conditions set out on the report.

33.4 327A Lillie Road London SW6 7NR, Fulham Reach, 2015/03455/FUL

Please see the addendum attached to the minutes for further details.

The Committee received representations from the applicant's architect in support of the application. He commented that the existing building was not in keeping with the local context, but that the proposed property would be a high quality residential unit in keeping with Lillie Road.

The Committee voted on planning application 2015/03455/FUL and unanimously decided not to agree the Officer's recommendation to approve the application.

It was then proposed by Councillor Karmel and duly seconded that the proposal be refused on the grounds that the proposal would be detrimental to the outlook of neighbouring properties, had in appropriate fenestration, was not in keeping with the established terrace height of Lillie Road, provided insufficient amenity space, and would provide insufficient refuse storage provision. The Committee decided unanimously to agree these reasons for refusal.

RESOLVED THAT:

That Application 2015/03455/FUL be refused on the grounds that the proposal would be detrimental to the outlook of neighbouring properties, had inappropriate fenestration which was not in keeping with the established terrace height of Lillie Road, provided insufficient amenity space and would provide insufficient refuse storage provision.

33.5 Confirmation of Tree Preservation Order T/396/07/15 Land at 485 Fulham Road London SW6, Parsons Green and Walham

The Committee voted on the confirmation of Tree Preservation Order T/396/07/15 and unanimously agreed that it be confirmed without modification.

RESOLVED THAT:

Tree Preservation Order T/396/07/15 be confirmed without modification.

33.6 485 Fulham Road London SW6 1HJ, Parsons Green and Walham, 2015/05334/TPO

In discussing the proposal to fell the tree, Members of the Committee commented that on balance they felt that permission should be granted as in their view the particular species of tree at the site, a 'Tree of Heaven' had significant problems that outweighed the case for its protection. However, it was felt that an appropriate alternative species, potentially a form of Birch or Silver Birch should be planted as a replacement.

The Committee voted on application 2015/05334/TPO and unanimously decided not to accept the recommendation to refuse the application and to approve the application.

RESOLVED THAT:

Application 2015/05334/TPO be approved subject to appropriate standard conditions and the replacement of the current tree with an appropriate replacement from the Birch or Silver Birch species.

Meeting started: 7.00 pm

Meeting ended: 8.55 pm

Chair

Contact officer: Kevin Jacob
Committee Co-ordinator
Governance and Scrutiny
Tel 020 8753 2062
E-mail: kevin.jacob2@lbhf.gov.uk

PLANNING AND DEVELOPMENT CONTROL COMMITTEE**Addendum 9.12.2015**

| Reg ref: | Address | Ward | Page |
|-----------------------|---|---------------------------------|-------------|
| 2015/2035/FUL | St Paul's Girls' School, Brook Green, W6 7BS | Avonmore and Brook Green | 2 |
| Page 3 | Officer recommendation - delete and replace with a revised recommendation as follows: 'That the Committee resolve that the Director for Planning & Growth be authorised to determine the application and grant planning permission upon the completion of a satisfactory legal agreement and subject to the conditions set out below.' | | |
| Page 3 | Drawing nos. and condition 2: Replace '1377-NB-G200 E-01' with '1377-NB-G200 E-01 Rev.01' | | |
| Page 39 | Para 3.106, line 8 – delete 'S278' | | |
| 2015/02037/FUL | St Paul's Girls' School, Playing Fields and Pavilion Bute Gardens, W6 7DR | Avonmore and Brook Green | 45 |
| Page 46 | Officer recommendation - delete and replace with a revised recommendation as follows: 'That the Committee resolve that the Director for Planning & Growth be authorised to determine the application and grant planning permission upon the completion of a satisfactory legal agreement and subject to the conditions set out below.' | | |
| Page 46 | Drawing nos. and condition 2: Add '1377-SS-G100-P-00-001 Rev.01' | | |
| Page 51 | Condition 27, last sentence – after 'be used' insert 'for community use' | | |
| Page 57 | Para 2.2 – line 1, delete 'Three' and replace with 'Two'; line 2, delete '9 Bute Gardens' | | |
| Page 74 | Para 4.2 – at the end of the para add 'and subject to the completion of a legal agreement'. | | |
| 2015/04119/FUL | 45A Goldhawk Road, W12 8QP | Shepherd's Bush Green | 75 |
| Page 76 | Officer recommendation – delete 'Executive Director' and replace with the 'Director for Planning & Growth'. | | |
| 2015/03455/FUL | 327a Lillie Road, SW6 | Fulham Reach | 110 |
| Page 113 | Delete Condition 11 and Replace with New Condition 11: The development hereby permitted shall not commence until further details of a Surface Water Management Strategy including full details of a Sustainable Urban Drainage System (SUDS), with a maintenance programme have been submitted to and approved in writing by the Council. The SUDS scheme shall be implemented in accordance with the approved | | |

details prior to occupation of the development hereby permitted, and thereafter permanently retained and maintained in line with the agreed plan.

To ensure that surface water run-off is managed in a sustainable manner, in accordance with policy 5.13 of The London Plan, 2015, Policy CC2 of the Core Strategy, 2011, and policy DM H3 of the Development Management Local Plan, 2013.

| | |
|----------|--|
| Page 114 | Condition 13, delete '10' and replace with '8' |
| Page 118 | Para 3.11, second line insert 'not' after 'property and would'. |
| Page 119 | Para 3.17, first line delete 'with basements' |
| Page 120 | Delete '4.0' |
| | Renumber paragraphs 4.1 to 4.5 (incl) 3.19 to 3.23 (incl) respectively |
| Page 121 | Delete '3.5' and renumber 3.40a |
| Page 127 | Delete 3.47 and renumber 3.71a |