

# Planning and Development Control Committee Minutes

Tuesday 18 October 2016

## **PRESENT**

**Committee members:** Councillors Adam Connell (Chair), Iain Cassidy (Vice-Chair), Colin Aherne, Alex Karmel, Robert Largan, Natalia Perez, Viya Nsumbu and Wesley Harcourt

## **14. MINUTES**

### **RESOLVED THAT:**

The minutes of the meeting of the Planning and Development Control Committee held on 14 September 2016 be confirmed and signed as an accurate record of the proceedings.

## **15. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Michael Cartwright and Lucy Ivimy.

## **16. DECLARATION OF INTERESTS**

There were no declarations of interest.

## **17. PLANNING APPLICATIONS**

### **17.1 Brigade House, 8 Parsons Green, London SW6 4TN 2015/05055/FUL**

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

At the start of the meeting, Councillor Karmel explained that Councillor Largan would be late to the meeting. To ensure he could participate in the Jepson House item, he formally requested that the order of the agenda be amended. The Chair put the request to the Committee and this was moved and seconded. As a result, Brigade House, 8 Parsons Green was considered as the first agenda item.

Councillor Largan arrived late but participated and voted on the item.

The Committee heard a representation in support of the application from the Applicant's Team. Some of the points she raised included the high quality of the design which benefited from excellent sunlight and daylight, the use of glazing to prohibit overlooking and the sympathetic use and choice of materials for the façade. Further points raised included the provision of amenity space and that the proposed density complied with the London Plan.

The Committee voted on application 2015/05055/FUL and the results were as follows:

For:

8

Against:

0

Not Voting:

0

#### **RESOLVED THAT:**

The application 2015/05055/FUL be approved subject to the conditions set out in the officer report and Addendum.

#### **17.2 Land Adjacent to Jepson House, Pearscroft Road, London, Sands End 2016/01960/FR3**

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

The Committee heard a representation in support of the application by the Agent on behalf of the applicant stating that the application would provide 33 new affordable homes. The size and scale of the original scheme had been reduced and it would not cause harm to the character or appearance of the adjacent conservation area. The proposal also met the latest sustainability criteria.

The Committee heard representations against the application from the Chairman of the Jepson House Resident's Association. He listed a number of concerns including: the loss of residential storage and garages, the loss of amenity space and the lack of imagination in the proposed architecture.

The Committee heard representations against the application from Councillor Mark Loveday, Ward Councillor for Parsons Green and Walham.

Councillor Karmel proposed three additional conditions which were seconded by the Committee:

1. That adequate attenuation is conducted so there is no loss of tv signal to local residents.
2. That the balcony designs are checked to verify that these are of a pierced design as per the plans.

3. That Condition 23 be amended to add "*that the opaque windows should be permanently maintained during the lifetime of the building*".

The Committee voted on planning application 2016/01960/FR3 and the results were as follows:

For:

5

Against:

3

Not Voting:

0

**RESOLVED THAT:**

The application 2016/01960/FR3 be approved subject to there being no other subsequent direction from the Secretary of State and subject to the conditions set out in the officer report and Addendum.

**17.3 Emlyn Gardens Tenants Hall, Emlyn Gardens, London W12 9TH  
2016/01450/FUL**

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

The Committee heard a representation in support of the application from the Applicant's Team. Some of the points she raised included the extensive nature of the public consultation, the incorporation of 8 specialist dwellings for persons with disabilities and the provision of independent living. Further points raised included the provision of a new community centre, children's playground, and that there would be no adverse impact on traffic generation or resultant congestion of the road network.

Councillor Karmel proposed that Condition 34 relating to sound insulation levels be amended to refer to the same dB level as officers had proposed in Condition 35. This was seconded by Councillor Cassidy. The Committee agreed to this condition and asked officers to draft the condition as appropriate, if the application was to be approved.

The Committee voted on application 2016/01450/FUL and the results were as follows:

For:

8

Against:

0

Not Voting:

0

**RESOLVED THAT:**

The Lead Director of Planning and Development be authorised to determine the application and grant planning permission subject to a S106 legal agreement and to the condition(s) set out in the officer report.

**17.4 1 Gayford Road, London W12 9BY 2016/01233/FUL**

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

The Committee voted on application 2016/01233/FUL and the results were as follows:

For:  
8  
Against:  
0  
Not Voting:  
0

**RESOLVED THAT:**

The application 2016/01233/FUL be approved subject to the conditions set out in the report and Addendum.

Meeting started: 7.00 pm  
Meeting ended: 9.15 pm

Chair .....

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**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**Addendum 18.10.2016**

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**2016/01960/FR3**      **Land Adjacent to Jepson House Sands End**      **6**

**Page 7**      Insert 'Subject to any subsequent direction of the Secretary of State for the Environment' at the start of the Officer Recommendation

**Page 7**      Insert the following revised drawings in condition 2 and those listed under the description:

60440141-100 Rev 2, 60440141-101 Rev 2, 60440141-102 Rev 2, 60440141-103 Rev 2, 60440141-104 Rev 2; Delete former revision no.s (Rev 1) to the relevant listed drawings;

**Page 18**      Insert two new planning conditions:

Condition 38

*The housing units as detailed in the approved plans shall be provided as affordable housing only, and shall not comprise private or market housing. The development shall only be carried out in accordance with the accommodation schedule specified in the Design and Access Statement (Revised – dated October 2016);*

*Reason: To ensure the tenure of the accommodation approved is in accordance with the affordable housing tenure specified in the planning application forms, to comply with policies 3.1, 3.4, 3.5, 3.6, 3.8, 3.9, 3.11 of the London Plan (2016) and policies DM A1, DM A2, DM A3, DM A4 and DM A9 of the Development Management Local Plan (2013).*

Condition 39

*None of the residential units hereby permitted shall be occupied until the highway works (removal of the dropped kerbs to the frontages, reinstatement of the pavement and parking bays, and provision of the vehicle turning facility including relocation of the barrier to the adjacent garage block on Sandilands Road) have been completed in accordance with a scheme (under s278 of the Highways Act) which shall have first been submitted to and approved in writing by the Council.*

*To ensure the proposal has an acceptable impact on pedestrian safety and on the operation of the highway and in the interest of visual amenity, in accordance with Core Strategy Policy T1 (2011) and policies DM G1 and DM G3 of the Development Management Local Plan (2013).*

**Page 21** The addresses set out in Page 21 are those received at the time of the publication of the committee agenda and where the addresses were given in correspondence. These listed comments should be read with the listed consultation responses in pages 24 and 25 which acknowledges additional responses were received and that all the comments raised by residents have been listed in sections 3.1 and 3.2 of the report.

An additional 3 responses have been received following the publication of the agenda from residents in 15 and 31 Sandilands Road, and from the Chair of the TRA in Jepson House. These letters do not raise any new issues which have not been addressed, in detail, in the report.

**Page 24** Amend no. of consultee responses to 12 (from 9) in para 3.2.

**Page 28** Amend proposed unit mix (para 4.2) to read:

1 Bed-2 Person Unit x 6  
 2 Bed-3 Person Units x 3  
 2 Bed-4 Person Unit x 18  
 3 Bed-5 Person Unit x 6  
 Total: 33 Units

**Page 35** Amend proposed unit mix in para 5.28 to 9 x 1 bed units, 18 x 2 bed units and 5 x 3 bed units. Delete final sentence.

**Page 55** Insert 'if required' at final sentence in para 5.170, in respect of the car parking spaces for disabled users.

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<b>Reg ref:</b>	<b>Address</b>	<b>Ward</b>	<b>Page</b>
2016/01233/FUL	1 Gayford Road, W12 9BY	Askew	91

**Page 102** Add a new condition (41) as follows:  
 'The development hereby permitted shall not be occupied until details of vertical timber screening/obscure glazing to windows and terraces at ground, first and second floor level have been submitted to and approved in writing by the council. The development shall be carried out in accordance with the agreed details, and thereafter permanently retained in this form.

To prevent overlooking and any subsequent loss of privacy, in accordance with policies DM A9 and DM G3 of the Development Management Local Plan 2013, and SPD Housing Policy 8 (criteria ii) of the Planning Guidance Supplementary Planning 2013.'

**Page 105** Para 2.2 - 1st indent, line 4: After 'external' insert 'amenity space'.  
 5<sup>th</sup> indent, line 4: Delete 'boundary' and replace with 'terrace'

**Page 107** Para 3.6, line 4: After 'external' insert 'amenity space'.

2016/01450/FUL	Emlyn Gardens Tenants' Hall Emlyn Gardens, W12 9TH	Askew	120
<b>Page 121</b>	Drg Nos. and condition 2: Delete 02-103 Rev.G, 02-104 Rev.B, 02-105 Rev.B, 02-106 Rev.A, 02-109 Rev.A, 02-003 Rev.J, 02-100 Rev. F, 02-101 Rev.F, 02-200 Rev.F, 02-201 Rev.F, 02-510 and replace with 02-103 Rev.J, 02-104 Rev.C, 02-105 Rev.C, 02-106 Rev.B, 02-109 Rev.B, 02-003 Rev.L, 02-100 Rev. H, 02-101 Rev.H, 02-200 Rev.G, 02-201 Rev.G,02-510 Rev.B		
<b>Page 133</b>	Condition 49 – Line 1: After 'units' add 'except unit nos. 03,04 and 05'.		
<b>Page 140</b>	Para 3.4 – After '40 sq.m.' add the following: 'A cycle store for residents' use (21 sq.m. in floor area) would be located beside this.'		
<b>Page 157</b>	Para 3.89 - Last line: delete 'that' and add '(social rent, to the requirements of the Housing Authority, including a nominations agreement)' at the end of the sentence.		