

PRESENT

Members of the Committee

Councillor James Husband (Chairman)
Councillor Tom Bennett
Councillor Emma Dent Coad
Councillor Charles O'Connor (Vice-Chairman)
Councillor Maxwell Woodger

Officers in Attendance

Lorna Bowry, Senior Solicitor
Lisa Cheung, Head of Development Management
Laura Fogarty, Senior Planning Officer
Amanda Reid, Director of Planning and Place
Tom McColgan and Anne Wright, Governance Services

At the start of the meeting the Chairman paid tribute to Councillor Malcolm Spalding who had passed away unexpectedly on 11 March. Cllr Spalding had been a valued member of the Planning Applications Committee. The Chairman expressed the Committee's condolences to Cllr Spalding's family and many friends. Those in attendance stood for a short time of reflection in silence in his remembrance.

A1 APOLOGIES FOR ABSENCE

There were none.

A2 MEMBERS' DECLARATIONS OF INTEREST

There were none.

A3 MINUTES OF THE MEETINGS HELD ON 18 NOVEMBER AND 9 DECEMBER 2021 – FOR APPROVAL

The two sets of minutes were approved by the Committee and signed by the Chairman.

A4 APPEALS MONITORING REPORT: JUNE TO DECEMBER 2021

The Head of Development Management, Lisa Cheung (LC), introduced the report and welcomed questions from the Committee. She explained that there had been 64 appeals from June to December 2021 and of those, 25 appeals had been allowed (approximately 39%). She said that this was not an unusual percentage or an overly high number of appeals to be allowed and whilst there were always learning opportunities, there was no reason to be overly concerned. She confirmed the total amount of appeals allowed was 1.2% which is well below the threshold of 10% set by the Department of Levelling Up Housing and Communities (DLUHC).

In response to questions about specific appeals, the following main points were noted:

- In change of uses cases, careful consideration should be given to the long-term prospects of that change, particularly in light of the layout of the premises and what the Council was seeking to protect; and
- When assessing the installation of air conditioning units, the correct amount of weight should be given to the noise report submitted. The *number* of units in a residential area was not necessarily the overriding factor *if* it could be demonstrated that all the units could all meet the required standards for noise generation.

A5 REPORTS OF THE DIRECTOR, PLANNING AND PLACE

With the permission of the Chairman, the Director of Planning and Place tabled a sheet of amendments to the report before the Committee, a copy of which has been placed on the Minute Book.

Agenda Item STR01 - Current School Site and to the rear of 341-351 Ladbroke Grove, located between Barlby Road and Treverton Street, W10

Officer Introduction

The Senior Planning Officer, Laura Fogarty (LF), introduced the report and presented a series of slides for the application which was for the demolition of buildings/structures for redevelopment of the site to provide four new buildings (between 3 and 7 storeys in height) which would provide new residential accommodation (Use Class C3), with an indoor sports facility (Use Class E), an extension to the dentist surgery on Ladbroke Grove, provision of landscaped garden, an extension to the Community Garden on Treverton Street and the creation of pedestrian route from Barlby Road to Treverton Street, and associated works. She drew the Committee's attention to the Addendum Report which set out a number of clarifications and amendments to Conditions.

In conclusion LF highlighted the key benefits of the scheme as follows:

- Delivery of 83 homes towards the borough's housing supply, with 62% of the floorspace being affordable housing.
- Delivery of much needed and high quality social and market housing at an appropriate tenure and unit mix.
- Delivery of an indoor sports facility to serve Barlby School and which would be available for community use outside of school hours.
- A high quality and sustainable design which complies with the Development Plan; and
- A new pedestrian route through the site.

Committee Questions for Officers

In response to questions from Cllr Dent Coad, LF confirmed that the proposed indoor sports hall would be provided at basement level between and under Blocks A and B. The Senior Solicitor, Lorna Bowry (LB), stated that under the Transport Obligations in the Section 106 Heads of Terms, the pedestrian route would be adopted as part of the public highway and would always remain open and available for use by the public. Cllr Dent Coad also queried which Blocks had access to which open spaces and LF confirmed that the

podium garden would be for the exclusive use of Blocks A and B and the courtyard garden would be for the use of all the Blocks but would also be a private space with the pedestrian route running parallel to it.

Cllr Dent Coad expressed some concern about the design of the elevation on Block C's Barlby Road façade and the western elevations of Blocks A and B. LC confirmed that there were only windows (no entrances or exits) on Block C's Barlby Road elevation. She drew the Committee's attention to paragraph 6.131 of the report which explained that Blocks A and B had been designed so the elevation facing the school was secondary in nature, being largely blank with only secondary windows to living spaces and the staircore. It was noted that this would create an acceptable relationship with the school.

The Chairman highlighted the importance of the quality of materials when realising a design. He noted proposed Condition 4 which secured sample panels that would need to be approved. The Chairman commented that the proposed Public Art contribution of £557,117.09 as set out in Section 7 of the report appeared out of scale and disproportionate for a scheme of this size. Cllr O'Connor concurred that the sum seemed exorbitant.

Cllr Woodger found the design quite generic and queried the proposed light colour materials for Blocks A and B. LF confirmed that Blocks A and B were proposed to be constructed in pale cream brick to tie in with the school and Blocks C and D would be red brick. Cllr O'Connor also expressed concern about the pale colour proposed for Blocks A and B and had reservations about how it would weather. He also commented that the design was "blockish" and the Quality Review Panel were weak on the aesthetics of the proposals and had had greater focus on the function and operation of the buildings. He added that the functionality of the proposals was however commendable. Cllr Bennett queried some of the lack of detailing and blank elevations across the site which the Chairman noted and suggested could be looked at again by the architects as the scheme evolved.

Cllr Bennett also expressed concern about the ageing on the pale cream brick and queried whether a cleaning regime should be secured by condition. LC said that officers could investigate the weathering of the materials and seek details of particular examples that already existed. She said that enforcing a cleaning regime is not always a desirable route and the key factor was that the materials should age and weather appropriately and be of a high standard. She said that such a requirement could be weaved into Conditions 3 and 4. Cllr Dent Coad added that after just six years the light-coloured buildings of the Wornington Green Development looked grubby.

The Committee Discussion and Decision

In coming to its decision, the Committee agreed on the overall merits of the scheme and its important contribution to housing in the Borough but highlighted the importance of the use of quality materials, the excessive proposed Public Art contribution and the lack of detailing on some elevations.

The Committee voted and unanimously RESOLVED to GRANT Planning Permission subject to the Section 106 Unilateral Undertaking and amended Conditions 3 and 4 as discussed.

Post meeting, the Chairman has agreed that Condition 3 is to be amended with Condition 4 remaining as set out in the committee report.

Action by: DP&P

Agenda Item STR02 – 175-177 Kensal Road, W10 5BJ

Officer Introduction

The Senior Planning Officer, Laura Fogarty (LF), introduced the report and presented slides for the application which was for the variation of condition 2 (Compliance with approved drawings) of planning permission PP/20/00879 to reconfigure 3 residential units, with the creation of an additional residential unit with terrace, and increasing the height of the roof over the plant room by up to 1.25m. She drew the Committee's attention to the Addendum Report.

The Committee Discussion and Decision

The Committee noted this modest reconfiguration to the scheme with the benefit of an additional unit with private amenity space and the Chairman called for a vote. The Committee voted and unanimously RESOLVED to GRANT Planning Permission subject to the Section 106 Unilateral Undertaking.

Action by: DP&P

A6 ANY OTHER BUSINESS

As it was likely to be the last meeting of the Planning Committee before the Borough Elections in May 2022, the Chairman thanked all those sitting on the Committee for their service, with particular thanks for Cllr Charles O'Connor (who would not be standing for re-election) as serving Vice-Chairman.

The meeting finished at 7.25pm

Chairman