

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 6 FEBRUARY 2019

Present: Councillor Maskell (Chair);
Councillors Rowland (Vice-Chair), Brock, Hopper, McEwan, Page, Robinson, DP Singh, J Williams and R Williams

Apologies: Councillors Emberson, Gavin and Vickers

RESOLVED ITEMS

60. MINUTES

The Minutes of the meeting held on 9 January 2019 were agreed as a correct record and signed by the Chair.

61. DECLARATIONS OF INTEREST

Councillor Hopper declared a non-pecuniary interest in application 182200 relating to Mapledurham Playing Fields, on the grounds that he was a member of the Mapledurham Playing Fields Management Committee.

62. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Director of Environment and Neighbourhood Services submitted, at the meeting, a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications.

Resolved -

- (1) That the under-mentioned applications, together with any additional applications which the Head of Planning, Development and Regulatory Services might consider appropriate, be the subject of unaccompanied site visits:

182054 - 20 HOSIER STREET

Demolition of all existing structures, erection of a part 7, part 8 storey building for use as 101 bed Hotel (Class C1 Use) at Ground - 8th Floor and Restaurant/Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works.

182196 - THAMES QUARTER, KINGS MEADOW ROAD

Erection of a part 13-storey, part 23 storey building comprising 338 apartments in a mix of studio, one-bedroom, two-bedroom and three- bedroom units, residents' lounges, tech-hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge/reception with coffee meeting area, gym; residents' storage facilities; postroom, ancillary back-of-house facilities, 338 secure cycle parking

spaces, car parking spaces, landscaping, and associated works (revision to planning permission 162166 dated 23/11/2017).

- (2) That the under-mentioned applications, together with any additional applications which the Head of Planning, Development and Regulatory Services might consider appropriate, be the subject of accompanied site visits:

181555 - GROVELANDS BAPTIST CHURCH, 553 OXFORD ROAD

Demolition of existing chapel and church hall. Redevelopment of the site to provide a three storey mixed use development comprising of community halls and ancillary accommodation at ground floor level, 2 x one bedroom flats, 6 x two bedroom flats and 2 x three bedroom flats at the upper floor levels, all with associated external amenity space, car parking and cycle storage.

181117 - 34-36 & 38 SOUTHAMPTON STREET

Erection of a basement and 4-storey building to provide 11 (1x studio, 8x1-bed & 2x2-bed) residential units (Class C3) and associated works following the demolition of the existing buildings (basement & 3- storey public house at No's 34-36 Southampton Street and 2-storey residential building at No. 38).

63. PLANNING APPEALS

(i) New Appeals

The Director of Environment and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding two planning appeals, the method of determination for which she had already expressed a preference in accordance with delegated powers, which was attached as Appendix 1 to the report.

(ii) Appeals Recently Determined

The Director of Environment and Neighbourhood Services submitted details of three decisions that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which were attached as Appendix 2 to the report.

(iii) Reports on Appeal Decisions

There were no reports on appeal decisions.

Resolved -

- (1) That the new appeals, as set out in Appendix 1, be noted;
- (2) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted.

64. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of seven pending prior approval applications, and in Table 2 of 19 applications for prior approval decided between 13 December 2018 and 25 January 2019.

Resolved - That the report be noted.

65. OBJECTION TO A TREE PRESERVATION ORDER AT 16 ERLEIGH ROAD

The Director of Environment and Neighbourhood Services submitted a report on an objection to Tree Preservation Order (TPO) 10/18 relating to 16 Erleigh Road. A copy of the TPO plan was attached to the report at Appendix 1.

The report explained that a Section 211 Notice to fell the Ginkgo tree had been received in August 2018 on the basis that the tree was damaging the adjacent boundary wall. A Notice to fell was required as the tree was located within the Redlands Conservation Area. In assessing the proposed felling, officers had determined that the healthy, mature Ginkgo was worthy of a Tree Preservation Order. The condition of the wall was such that a section would have to be rebuilt; the potential method of which could be devised to work around the tree roots. A TPO had been served on 10 September 2018 in order to protect the tree whilst discussion about the wall continued.

An objection to the TPO had been made by the residents of by 18E Erleigh Road, on behalf of residents at the adjacent Marlow Court, details of which were set out in the report, along with officers' comments on the objection.

That report noted that the issue relating to the boundary wall was subject to ongoing discussions with the tree owner, which would continue if the TPO was confirmed. Other concerns raised were not considered to be valid reasons for omitting the tree from a TPO, and it was therefore recommended that the TPO be confirmed.

Resolved -

That the Tree Preservation Order be confirmed.

66. OBJECTION TO A TREE PRESERVATION ORDER AT 41&43 CONISBORO AVENUE, CAVERSHAM

The Director of Environment and Neighbourhood Services submitted a report on an objection to Tree Preservation Order No. 15/18 relating to 41 & 43 Conisboro Avenue. A copy of the TPO plan was attached to the report at Appendix 1.

The report explained that, following receipt of a planning application at 43 Conisboro Avenue a TPO had been served on 1 May 2018 (TPO 1/18) to ensure retention of trees of high amenity value. Further trees of amenity value in the neighbouring property at 41 Conisboro Avenue had also been included due to the potential harm from the planning proposals, with an additional tree in the rear garden also being included.

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An objection to TPO 1/18 from 41 Conisboro Avenue had been reported to Planning Applications Committee on 5 September 2018 (Minute 24 refers), and the Committee report was attached at Appendix 2. The Committee had agreed that the TPO be confirmed, with several amendments. Unfortunately the TPO had not been confirmed within six months from the date of service, as required by The Town and Country Planning (Tree Preservation) (England) Regulations 2012, and a new TPO with the amendments made by the Committee had therefore been served on 5 December 2018.

An objection to the TPO had been made by the residents of 41 Conisboro Avenue, details of which were set out in the report, along with officers' comments on the objection. The objection was based mainly on the same concerns as previously expressed, but with the addition of several new points.

The report concluded that, for the reasons set out in the officer commentary and in the Committee report of 5 September 2018, it was considered that the TPO should be confirmed.

Resolved -

That the Tree Preservation Order be confirmed.

67. 171808/FUL - CENTRAL JAMME MOSQUE, 18/18A WAYLEN STREET

Retrospective planning application for the demolition of a pre-existing extension and the construction of a two storey rear extension, and the erection of a boundary wall adjacent to the highway (amended description).

The Director of Environment and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which explained that a revised version of the Travel Plan had been received and was considered acceptable. The recommendation had been amended accordingly.

A verbal recommendation was made at the meeting that the date for compliance with conditions (where applicable) be amended to three months from the issue of planning permission. An additional condition regarding bin storage was also recommended. It was reported that the proposed conditions had not yet been finalised, and approval was therefore sought for officers to be authorised to amend the conditions.

Comments were received and considered.

Resolved -

- (1) That the Head of Planning, Development and Regulatory Services be authorised to grant planning permission, subject to the completion of a Section 106 legal agreement by 15 February 2019 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the update report;

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- (2) That, in the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended in the original report, except that the date for compliance with conditions (where applicable) be three months from the issue of planning permission and that an additional condition regarding bin storage be applied;
- (4) That the Head of Planning, Development and Regulatory Services be authorised to amend the conditions.

68. 181902/REG3 - TYRELL COURT AND PADLEY COURT, THE DELL

Conversion of 4 sets of redundant garages (3 sets in Tyrell Court and 1 set in Padley Court) to form 4 x one bedroom flats

The Director of Environment and Neighbourhood Services submitted a report on the above application.

Comments were received and considered.

Resolved -

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 181902 at Tyrell Court and Padley Court be authorised, subject to the conditions and informatives recommended in the report.

69. 170134/FUL - 53-55 ARGYLE ROAD

Conversion from D1 use (former mental health Clinic) to C3 use as 10 self-contained flats, three storey side/rear extension, associated access, parking, private amenity space, bin and cycle store (amended description).

The Director of Environment and Neighbourhood Services submitted a report on the above application.

Comments and objections were received and considered.

Resolved -

- (1) That the Head of Planning, Development and Regulatory Services be authorised to grant planning permission, subject to the completion of a Section 106 legal agreement by 27 February 2019 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the report;

- (2) That, in the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended in the report.

70. 181117/FUL - 34-36 & 38 SOUTHAMPTON STREET

Erection of a basement and 4-storey building to provide 11 (1x studio, 8x1-bed & 2x2-bed) residential units (Class C3) and associated works following the demolition of the existing buildings (basement & 3- storey public house at No's 34-36 Southampton Street and 2-storey residential building at No. 38).

The Director of Environment and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which gave an update on the certificate of immunity from listing, and summarised additional public consultation and councillor responses.

It was proposed at the meeting that the application be deferred for an accompanied site visit with access to the interior, for submission of samples of panel and window materials, and for additional assessment of air quality for future inhabitants of the proposed residences.

Resolved -

That consideration of the application be deferred for an accompanied site visit with access to the interior, for submission of samples of panel and window materials, and for additional assessment of air quality for future inhabitants of the proposed residences.

71. 182200/VARIAT - MAPLEDURHAM PLAYING FIELDS, UPPER WOODCOTE ROAD, CAVERSHAM

Erection of 2FE primary school (350 pupils) with associated landscaping, multi-use games area (MUGA), car and cycle parking, and servicing; without complying with conditions 2 (approved plans), 9 (landscaping scheme) and 10 (details of hard and soft landscaping of the MPF Community Car Park) of planning permission 171023/FUL.

The Director of Environment and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which gave an update on Sport England's objection to the application and an update on the progress of plans to mitigate the impact of the development. The update report also summarised additional objections received from the Warren and District Residents' Association, Mapledurham Playing Fields Action Group, and members of the public, with officer comments on the issues raised. The recommendations had been amended to reflect that there was no longer a requirement to refer the matter to the Secretary of State and to make changes

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to the proposed Heads of Terms. An additional condition and informative were also recommended.

Comments and objections were received and considered.

Rebekah Jubb, on behalf of Mapledurham Playing Fields Action Group who had objected to the application, the agent Mike Ibbott and Ward Councillor Isobel Ballsdon attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That, subject to expiry of the consultation period re-advertising the Section 73 VARIAT application by 22 February 2019 and the Head of Planning, Development and Regulatory Services considering that no substantive new objection issues relevant to the consideration of the application had been received, the Head of Planning, Development and Regulatory Services be authorised to grant planning permission, subject to the completion of a Supplemental Unilateral Undertaking and Deed of Variation by 22 February 2019 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the update report;
- (2) That, in the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended in the original report, with the additional condition and additional informative recommended in the update report.

72. 181555/FUL - GROVELANDS BAPTIST CHURCH, 553 OXFORD ROAD

Demolition of existing chapel and church hall. Redevelopment of the site to provide a three storey mixed use development comprising of community halls and ancillary accommodation at ground floor level, 2 x one bedroom flats, 6 x two bedroom flats and 2 x three bedroom flats at the upper floor levels, all with associated external amenity space, car parking and cycle storage.

The Director of Environment and Neighbourhood Services submitted a report on the above application.

It was proposed at the meeting that an accompanied site visit be arranged to allow Committee members to view the interior of the existing building.

Resolved -

That the application be deferred for an accompanied site visit.

73. 180591/FUL - MULBERRY HOUSE, 1A ELDON ROAD

Demolition of Mulberry House (Class D1) and erection of part 3, part 5 storey building providing 7 (3x1 & 4x2-bed) residential units (Class C3), 5 parking spaces, landscaping and associated works.

The Director of Environment and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which set out further consultation responses received with officer comments on the issues raised, and recommended an additional condition to require planning permission for changes to the unit mix. The additional condition was further amended at the meeting to require written consent rather than planning permission.

Comments and objections were received and considered.

Objectors Mike Turner, Christopher Woodhams, Ian Stern and J Richardson, and the agent Dan Roycroft, attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That the Head of Planning, Development and Regulatory Services be authorised to grant planning permission, subject to the completion of a Section 106 legal agreement by 20 February 2019 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the report;
- (2) That, in the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended in the original report, with an additional condition that no change to the unit mix (3x1-bed and 4x2-bed units) shall be made to the development hereby permitted without written consent from the Local Planning Authority.

74. EXCLUSION OF THE PRESS AND PUBLIC

Resolved -

That, pursuant to Section 100A of the Local Government Act 1972 (as amended), members of the press and public be excluded during consideration of item 75 as it was likely that there would be a disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12A (as amended) of the Act.

75. PLANNING ENFORCEMENT QUARTERLY UPDATE

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The Director of Environment and Neighbourhood Services submitted a report on the current status of all outstanding enforcement notices/prosecutions, including cases where formal enforcement action and/or prosecutions had been undertaken but where the action taken had not yet resolved the breach of planning control. An overview of all outstanding cases involving formal action was attached at Appendix 1.

Resolved - That the report be noted.

(Exempt information as defined in paragraphs 6 & 7).

(The meeting started at 6.30 pm and closed at 9.12 pm)