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PLANNING COMMITTEE

Minutes of the meeting held on Monday 19 December 2011.

PRESENT: Councillor David Linnette (Chairman), Councillor Piers Allen, Councillor Martin Elengorn, Councillor Pamela Fleming, Councillor Arnie Gibbons, Councillor Brian Miller, Councillor Thomas O'Malley, Councillor Rita Palmer and Councillor Gemma Stockley

ALSO IN ATTENDANCE: Councillor Chappell, Councillor Coombs, Councillor Harborne, Councillor Harrison, Councillor Khosa and Councillor Naylor

41. APOLOGIES

No apologies were received.

42. DECLARATIONS

11/1443/FUL – Twickenham Railway Station, London Road, Twickenham

Councillor Gibbons declared a personal interest in this item by virtue of the fact that he was a resident of Cole Park Road and a member of Cole Park Road Residents Association. He declared that he had had no involvement in the formulation of the Association's objections, nor had he discussed the matter with the Association.

Councillor Gibbons also declared a personal interest in this item by virtue of the fact that he had formerly been a Non-Executive Director of a Kier Group subsidiary (Kier being partners involved in the application). He declared that he had had no contact with any Kier company in the last five years.

Councillor Allen declared a personal interest in this item by virtue of the fact that he was a member of the Friends of the River Crane Environment. He declared that he had not discussed this application with the trustees or voluntary officers, nor had he had input into the formal response. He declared that he had not formed a prior view on the application.

43. APPLICATIONS FOR DEVELOPMENT PERMISSION; LISTED BUILDING CONSENT; AND ENFORCEMENT OF PLANNING CONTROL

A. 11/1443/FUL - TWICKENHAM RAILWAY STATION, LONDON ROAD, TWICKENHAM

The Development Control Officer provided a comprehensive introduction to the report and referred the Committee to the addendum (as appended to the minutes).

The Committee heard representations against the application from Mr Gillum, Mr Milner, Mr Heads, Ms Evans, and Mr Blackman who were local residents; and from Mr Mellor and Mr O'Neil who were consultants on behalf of a residents' association.

The Committee heard representations in support of the application from Mr Brett, a local resident, Mr Graham, the architect, Mr Kistruck on behalf of Network Rail, and Mr Rutter, on behalf of Solum, the applicant.

The Committee heard representations from Councillor Coombs, Councillor Khosa and Councillor Naylor, who spoke as interested Councillors.

The Committee considered the information provided by officers and the points raised by speakers. Members considered the merits of the scheme and balanced this against the perceived disadvantages of the proposal. Members discussed the design of the scheme and the height of the buildings, considering whether departure from the Council's Development Management Plan and Supplementary Planning Guidance could be justified in the context of the provision of enhanced station facilities and new public realm. The Committee considered the lack of provision of affordable housing and whether this was acceptable in the context of the viability study and the section 106 financial obligations that were proposed.

The Committee considered the impact on the street scene and neighbouring amenity in the vicinity of the site, and in particular whether the height and scale of the proposal would create a sense of enclosure for the residents of Mary's Terrace. It was recognised that there were disadvantages to the scheme, but Members considered that the benefits of the scheme outweighed the potential harm, and that the conditions secured would mitigate the harm. Members were concerned about the lack of disabled toilet facilities at the station site and about potential construction issues for residents of Mary's Terrace and Cole Park Road.

It was **RESOLVED**:

That the application be **APPROVED**; **subject to no adverse direction from the Greater London Authority**; subject to the conditions and informatives set out in the officer's report; subject to the completion of a section 106 legal agreement; and subject to the following amendments:

Additional Condition: Notwithstanding the details shown on the approved drawing T(20)P00 Revision D, disabled toilet facilities accessed from the ticket office hall shall be provided prior to the occupation of phase 2 of the development (with the exception of Block C) and in accordance with details which have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of phase 2 of the development and thereafter maintained.

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.

Variation to the Section 106 Heads of Terms: to secure the submission of a Demolition and Construction Management Statement which includes the provisions set out in condition NS49 and secures full funding for the employment by the Council of an officer to liaise between the residents of Mary's Terrace, Cole Park Road, the site owner(s) and their contractors for the period of time of construction.

Subsequent deletion of condition NS49.

CHAIRMAN

The meeting, which started at 7.07pm; adjourned between 7.15pm and 7.35pm; between 9.34pm and 9.51pm; between 10.47 and 10.55pm, and ended at 11:21 pm.