

PLANNING COMMITTEE

Minutes of the meeting held on Thursday 1 August 2013.

PRESENT: Councillor David Linnette (Chairman), Councillor Gemma Stockley (Joint Vice-Chairman), Councillor John Coombs, Councillor Martin Elengorn, Councillor Brian Miller, Councillor Thomas O'Malley, Councillor Stephen Speak and Councillor Nicola Urquhart

ALSO PRESENT: Councillor Scott Naylor

123. APOLOGIES

No apologies were received.

124. DECLARATIONS

Councillor Coombs declared that in relation to application **12/3650/FUL** he was a Trustee of Arts Richmond; however he had not discussed application and had not pre-determined his view on this application.

Councillor Coombs declared that in relation to application **13/0392/FUL** he had been approached by local residents but that he had not commented nor formed a prior view on the application.

Councillors Coombs and Jaeger declared that in relation to applications **13/0392/FUL, 13/0384/FUL, 13/0383/FUL, 13/2175/FUL, 13/0386/FUL, 13/0387/FUL** and **13/0394/FUL** they had attended a meeting with Richmond Housing Partnership but had not discussed these applications nor had they formed a prior view on any of the applications.

Councillor Speak declared that he was a Board Member of Richmond Housing Partnership. He undertook to leave the Committee for the duration of applications **13/0392/FUL, 13/0384/FUL, 13/0383/FUL, 13/2175/FUL, 13/0386/FUL, 13/0387/FUL** and **13/0394/FUL** as he felt his judgement may appear biased.

Councillor Stockley declared that she owned a property that was managed by Richmond Housing Partnership however this was not connected to applications **13/0392/FUL, 13/0384/FUL, 13/0383/FUL, 13/2175/FUL, 13/0386/FUL, 13/0387/FUL** and **13/0394/FUL** and she had not pre-determined her view on these applications.

Councillor Miller declared that he had already pre-determined his view for application **13/0383/FUL**. He undertook to leave the Committee for the duration of this item and would speak as an interested councillor to request that the application be deferred.

125. MINUTES

The minutes of the meeting held on 25 July 2013 were approved as a correct record of proceedings and the Chairman authorised to sign them.

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

127. 13/1147/FUL, 13/1301/FUL AND 13/1397/FUL - TWICKENHAM (ST JAMES GROUP LIMITED)

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard representations against the application from Mr McInerny, a resident's association representative and Dr Mindlin, a local resident.

The Committee heard representations in support of the application from Mr Gray, a local community group representative and Mr Ellis, the applicant.

The Committee heard a representation from Councillor Naylor who spoke as an interested Councillor.

The Committee considered points raised by speakers and information provided by officers in conjunction with the report.

Members discussed the width of the footway/cycle path. It was noted that officers had taken direction on the width and that the proposals used secured by design and safer places principles. Some Members felt that the pathway was too wide. However, the consensus view was that a narrower pathway would reduce cycling opportunities.

Members recognised that local residents and community groups had a number of concerns whose mitigation would be aided through the establishment of a liaison group to consult on the final proposals.

It was noted that there were some concerns over the resting benches from local residents, however it was felt that the need for inclusive access and the benefit that resting benches provided overrode these concerns.

It was acknowledged that the proposals would alter the biodiversity of the area but it was felt that the benefits of giving the public access to this area and overall the scheme had been sensitively designed.

It was **RESOLVED**:

That applications **13/1147/FUL**, **13/1301/FUL** and **13/1397/FUL** be **APPROVED** for the reasons set out in the officer's report and addendum and the following additional informative:

The applicant is advised to consult local amenity groups, including local residents and FORCE (Friends of the River Crane Environment) when preparing details for submission in relation to the pathway conditions.

The Committee also requested that Officers consult FORCE on future detailed drawing applications pursuant to the discharge of conditions on the final route of the footway/cycle path.

128. 12/3650/FUL - TWICKENHAM SORTING OFFICE, LONDON ROAD, TWICKENHAM (SIMON LEWIS ON BEHALF OF ST JAMES GROUP LTD)

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard representations in support of the application from Mr Gray,

a local community group representative and Mr Ellis, the applicant.

The Committee heard a representation from Councillor Naylor who spoke as an interested Councillor.

The Committee considered points raised by speakers and information provided by officers in conjunction with the report.

Members discussed the viability of the community building. Some Members felt that the viability of the building had not been proven, however the consensus view was that the community building had been justified through the site allocation proposal.

Members recognised that overage and affordable housing were non-compliances in the scheme. Whilst mindful of the need to consider the application before them, some Members felt that a similar application at the same site could have mitigated some of the concerns raised by the Greater London Authority and the Council's Housing Department. However, the consensus view was that the benefits of the scheme outweighed the disadvantages of the non-compliant issues.

It was RESOLVED:

That the application be APPROVED subject to the conditions and informatives set out in the officer's report and addendum, a Section 106 legal agreement, no adverse direction from the Greater London Authority and the following additional informative:

That the applicant is requested to introduce ecological enhancements along the riverside walls in agreement with the Environment Agency

129. 13/0392/FUL - GARAGE SITE AT STIRLING ROAD, TWICKENHAM (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard representations against the application from Ms Murphy, speaking on behalf of an adjacent property owner, and from Mr Rowles, a neighbour not adjoining the site.

The Committee heard representations in support of the application from Mr Cassidy, a planning consultant on behalf of the applicant, Mr Brady, a transport consultant on behalf of the applicant and Mr Dymond, the architect.

The Committee considered points raised by speakers and information provided by officers in conjunction with the report.

The Committee considered the degree of overshadowing of neighbouring properties and gardens; however, given the sites orientation, modest rear projection beyond neighbouring properties, and length of neighbouring gardens, this would not warrant a refusal. Parking generation and displacement was considered, and Members were advised of the parking survey results, the numbers of leaseholders in Stirling Road, and the amount of parking provision incorporated into the scheme for the proposed units and general use. Whilst

some concern was raised by some Members, the consensus view was that the scheme would not cause demonstrable harm or an unreasonable loss of parking. The form and design of the scheme was found acceptable.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report and addendum.

130. 13/0385/FUL - GARAGES AT WILLOW AVENUE, BARNES (RICHMOND HOUSING PARTNERSHIP)

The Committee were advised that this application had been withdrawn by the applicant.

131. 13/0384/FUL - GARAGES AT CHANDLER CLOSE, HAMPTON (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard representations against the application from Ms Rowett and Mr Hopping, neighbours adjoining the site.

The Committee heard representations in support of the application from Mr Cassidy, a planning consultant on behalf of the applicant and Mr Dymond, the architect.

The Committee considered points raised by speakers in conjunction with the report.

The Committee considered the visual impact of the proposal on neighbours and felt that measures could be taken to soften the rear aspect of the development. The Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report and addendum and the following additional informative:

- With regard to condition DV02A and notwithstanding the approved drawings, details of trellising shall be submitted as part of the condition to be placed on the boundary wall adjoining the Heather Close communal garden.

132. 13/0383/FUL - GARAGES AT ARUNDEL CLOSE, HAMPTON HILL (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

[Councillor Miller was not present for this item.]

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

There were no speakers.

The Committee considered information provided by officers in conjunction with the report.

The Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report.

133. 13/2175/FUL - GARAGES ADJACENT 1-6 CAVE ROAD, HAM (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he had pre-determined his view on this application, Councillor Miller left the Committee for the duration of the item and spoke as an interested Councillor to request that the application be deferred to a later meeting].

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

It was **RESOLVED**:

That the application be deferred to the 15 August 2013 meeting of the Planning Committee.

REASON: To allow sufficient time for members of the public to make representations based on the information on land contamination and other issues referenced in the Addendum.

134. 13/0386/FUL - GARAGE SITE MEADLANDS DRIVE, PETERSHAM (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard a representation in support of the application from Mr Cassidy, a planning consultant on behalf of the applicant.

The Committee considered points raised by the speaker and information provided by officers in conjunction with the report.

Members discussed security on the site in light of the comments received from the Crime Prevention Officer. The Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives contained in the officer's report and the following additional condition:

- That the landscaping condition (LT09) includes measures to ensure that there was no access to plots in areas identified by the Crime Prevention Officer on the Addendum Sheet.

REASON: To provide security for the tenants of the new development.

135. 13/0387/FUL - GARAGES AT SHERIDAN ROAD, HAM (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

There were no speakers.

The Committee considered information provided by officers in conjunction with the report.

The Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED:**

That the application be APPROVED subject to the conditions and informatives set out in the officer's report and addendum.

136. 13/0394/FUL - GARAGES AT LITTLE QUEENS ROAD, TEDDINGTON (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard a representation in support of the application from Mr Oliver, the applicant.

The Committee considered points raised by the speaker and information provided by officers in conjunction with the report.

The Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED:**

That the application be APPROVED subject to the conditions and informatives set out in the officer's report.

CHAIRMAN

The meeting, which started at 7.00pm, and adjourned between 9.35pm and 9.51pm, ended at 11.26pm.

PLANNING COMMITTEE

Minutes of the meeting held on Thursday 1 August 2013.

PRESENT: Councillor David Linnette (Chairman), Councillor Gemma Stockley (Joint Vice-Chairman), Councillor John Coombs, Councillor Martin Elengorn, Councillor Brian Miller, Councillor Thomas O'Malley, Councillor Stephen Speak and Councillor Nicola Urquhart

ALSO PRESENT: Councillor Scott Naylor

123. APOLOGIES

No apologies were received.

124. DECLARATIONS

Councillor Coombs declared that in relation to application **12/3650/FUL** he was a Trustee of Arts Richmond; however he had not discussed application and had not pre-determined his view on this application.

Councillor Coombs declared that in relation to application **13/0392/FUL** he had been approached by local residents but that he had not commented nor formed a prior view on the application.

Councillors Coombs and Jaeger declared that in relation to applications **13/0392/FUL, 13/0384/FUL, 13/0383/FUL, 13/2175/FUL, 13/0386/FUL, 13/0387/FUL** and **13/0394/FUL** they had attended a meeting with Richmond Housing Partnership but had not discussed these applications nor had they formed a prior view on any of the applications.

Councillor Speak declared that he was a Board Member of Richmond Housing Partnership. He undertook to leave the Committee for the duration of applications **13/0392/FUL, 13/0384/FUL, 13/0383/FUL, 13/2175/FUL, 13/0386/FUL, 13/0387/FUL** and **13/0394/FUL** as he felt his judgement may appear biased.

Councillor Stockley declared that she owned a property that was managed by Richmond Housing Partnership however this was not connected to applications **13/0392/FUL, 13/0384/FUL, 13/0383/FUL, 13/2175/FUL, 13/0386/FUL, 13/0387/FUL** and **13/0394/FUL** and she had not pre-determined her view on these applications.

Councillor Miller declared that he had already pre-determined his view for application **13/0383/FUL**. He undertook to leave the Committee for the duration of this item and would speak as an interested councillor to request that the application be deferred.

125. MINUTES

The minutes of the meeting held on 25 July 2013 were approved as a correct record of proceedings and the Chairman authorised to sign them.

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

127. 13/1147/FUL, 13/1301/FUL AND 13/1397/FUL - TWICKENHAM (ST JAMES GROUP LIMITED)

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard representations against the application from Mr McInerny, a resident's association representative and Dr Mindlin, a local resident.

The Committee heard representations in support of the application from Mr Gray, a local community group representative and Mr Ellis, the applicant.

The Committee heard a representation from Councillor Naylor who spoke as an interested Councillor.

The Committee considered points raised by speakers and information provided by officers in conjunction with the report.

Members discussed the width of the footway/cycle path. It was noted that officers had taken direction on the width and that the proposals used secured by design and safer places principles. Some Members felt that the pathway was too wide. However, the consensus view was that a narrower pathway would reduce cycling opportunities.

Members recognised that local residents and community groups had a number of concerns whose mitigation would be aided through the establishment of a liaison group to consult on the final proposals.

It was noted that there were some concerns over the resting benches from local residents, however it was felt that the need for inclusive access and the benefit that resting benches provided overrode these concerns.

It was acknowledged that the proposals would alter the biodiversity of the area but it was felt that the benefits of giving the public access to this area and overall the scheme had been sensitively designed.

It was **RESOLVED**:

That applications **13/1147/FUL**, **13/1301/FUL** and **13/1397/FUL** be **APPROVED** for the reasons set out in the officer's report and addendum and the following additional informative:

The applicant is advised to consult local amenity groups, including local residents and FORCE (Friends of the River Crane Environment) when preparing details for submission in relation to the pathway conditions.

The Committee also requested that Officers consult FORCE on future detailed drawing applications pursuant to the discharge of conditions on the final route of the footway/cycle path.

128. 12/3650/FUL - TWICKENHAM SORTING OFFICE, LONDON ROAD, TWICKENHAM (SIMON LEWIS ON BEHALF OF ST JAMES GROUP LTD)

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The Committee heard representations in support of the application from Mr Gray,

a local community group representative and Mr Ellis, the applicant.

The Committee heard a representation from Councillor Naylor who spoke as an interested Councillor.

The Committee considered points raised by speakers and information provided by officers in conjunction with the report.

Members discussed the viability of the community building. Some Members felt that the viability of the building had not been proven, however the consensus view was that the community building had been justified through the site allocation proposal.

Members recognised that overage and affordable housing were non-compliances in the scheme. Whilst mindful of the need to consider the application before them, some Members felt that a similar application at the same site could have mitigated some of the concerns raised by the Greater London Authority and the Council's Housing Department. However, the consensus view was that the benefits of the scheme outweighed the disadvantages of the non-compliant issues.

It was RESOLVED:

That the application be APPROVED subject to the conditions and informatives set out in the officer's report and addendum, a Section 106 legal agreement, no adverse direction from the Greater London Authority and the following additional informative:

That the applicant is requested to introduce ecological enhancements along the riverside walls in agreement with the Environment Agency

129. 13/0392/FUL - GARAGE SITE AT STIRLING ROAD, TWICKENHAM (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard representations against the application from Ms Murphy, speaking on behalf of an adjacent property owner, and from Mr Rowles, a neighbour not adjoining the site.

The Committee heard representations in support of the application from Mr Cassidy, a planning consultant on behalf of the applicant, Mr Brady, a transport consultant on behalf of the applicant and Mr Dymond, the architect.

The Committee considered points raised by speakers and information provided by officers in conjunction with the report.

The Committee considered the degree of overshadowing of neighbouring properties and gardens; however, given the sites orientation, modest rear projection beyond neighbouring properties, and length of neighbouring gardens, this would not warrant a refusal. Parking generation and displacement was considered, and Members were advised of the parking survey results, the numbers of leaseholders in Stirling Road, and the amount of parking provision incorporated into the scheme for the proposed units and general use. Whilst

some concern was raised by some Members, the consensus view was that the scheme would not cause demonstrable harm or an unreasonable loss of parking. The form and design of the scheme was found acceptable.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report and addendum.

130. 13/0385/FUL - GARAGES AT WILLOW AVENUE, BARNES (RICHMOND HOUSING PARTNERSHIP)

The Committee were advised that this application had been withdrawn by the applicant.

131. 13/0384/FUL - GARAGES AT CHANDLER CLOSE, HAMPTON (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard representations against the application from Ms Rowett and Mr Hopping, neighbours adjoining the site.

The Committee heard representations in support of the application from Mr Cassidy, a planning consultant on behalf of the applicant and Mr Dymond, the architect.

The Committee considered points raised by speakers in conjunction with the report.

The Committee considered the visual impact of the proposal on neighbours and felt that measures could be taken to soften the rear aspect of the development. The Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report and addendum and the following additional informative:

- With regard to condition DV02A and notwithstanding the approved drawings, details of trellising shall be submitted as part of the condition to be placed on the boundary wall adjoining the Heather Close communal garden.

132. 13/0383/FUL - GARAGES AT ARUNDEL CLOSE, HAMPTON HILL (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

[Councillor Miller was not present for this item.]

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

There were no speakers.

The Committee considered information provided by officers in conjunction with the report.

The Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives set out in the officer's report.

133. 13/2175/FUL - GARAGES ADJACENT 1-6 CAVE ROAD, HAM (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he had pre-determined his view on this application, Councillor Miller left the Committee for the duration of the item and spoke as an interested Councillor to request that the application be deferred to a later meeting].

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

It was **RESOLVED**:

That the application be deferred to the 15 August 2013 meeting of the Planning Committee.

REASON: To allow sufficient time for members of the public to make representations based on the information on land contamination and other issues referenced in the Addendum.

134. 13/0386/FUL - GARAGE SITE MEADLANDS DRIVE, PETERSHAM (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard a representation in support of the application from Mr Cassidy, a planning consultant on behalf of the applicant.

The Committee considered points raised by the speaker and information provided by officers in conjunction with the report.

Members discussed security on the site in light of the comments received from the Crime Prevention Officer. The Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED**:

That the application be **APPROVED** subject to the conditions and informatives contained in the officer's report and the following additional condition:

- That the landscaping condition (LT09) includes measures to ensure that there was no access to plots in areas identified by the Crime Prevention Officer on the Addendum Sheet.

REASON: To provide security for the tenants of the new development.

135. 13/0387/FUL - GARAGES AT SHERIDAN ROAD, HAM (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

There were no speakers.

The Committee considered information provided by officers in conjunction with the report.

The Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED**:

That the application be APPROVED subject to the conditions and informatives set out in the officer's report and addendum.

136. 13/0394/FUL - GARAGES AT LITTLE QUEENS ROAD, TEDDINGTON (RICHMOND HOUSING PARTNERSHIP)

[Having declared that he was a board member for Richmond Housing Partnership, Councillor Speak left the Committee for this item.]

The Development Control Officer introduced the item and made amendments to the report as set out in the published addendum.

The Committee heard a representation in support of the application from Mr Oliver, the applicant.

The Committee considered points raised by the speaker and information provided by officers in conjunction with the report.

The Committee did not perceive that there was substantial harm in the application to warrant refusal.

It was **RESOLVED**:

That the application be APPROVED subject to the conditions and informatives set out in the officer's report.

CHAIRMAN

The meeting, which started at 7.00pm, and adjourned between 9.35pm and 9.51pm, ended at 11.26pm.