



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** held on **Tuesday 15th January, 2019**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Melvyn Caplan (Chairman), Angela Harvey, David Boothroyd and Elizabeth Hitchcock.

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Melvyn Caplan explained that a week before the meeting, all four Members of the Committee were provided with a full set of papers including a detailed officer's report on each application; together with bundles of every single letter or e-mail received in respect of every application, including all letters and e-mails containing objections or giving support. Members of the Committee read through everything in detail prior to the meeting. Accordingly, if an issue or comment made by a correspondent was not specifically mentioned at this meeting in the officers' presentation or by Members of the Committee, it did not mean that the issue had been ignored. Members will have read about the issue and comments made by correspondents in the papers read prior to the meeting.
- 2.2 Councillor Angela Harvey declared that she was married to Cllr David Harvey, Deputy Leader and Cabinet Member for Economic Development. With regard to item 1, she declared that his team had worked on certain aspects, however she felt that this did not invalidate her ability to sit on the Committee. She also declared that as Lord Mayor she had received hospitality from the Applicant in 2012.
- 2.3 Councillor David Boothroyd declared that he was the Head of Research and Psephology for Thorncliffe, whose clients were companies applying for planning permission from various local authorities. No current schemes are in Westminster; if there were he would be precluded from working on them under the company's code of conduct. With regard to item 1, he declared that some Thorncliffe clients had engaged DP9 as planning consultants, who are also representing the applicants. However he did not deal directly with clients

or other members of project teams, and planning consultants are not themselves clients. He declared that he was also a member of the committee in 2009 which decided the Lord's floodlight application.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 11th December 2018 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 Lord's Cricket Ground, Ground Floor, St John's Wood Road, London, NW8 8QN

Demolition of the existing Compton & Edrich stands and redevelopment comprising the erection of a new stand to provide up to 11,500 seats, relocation of the existing floodlights, provision of new hospitality facilities, retail and food and beverage floor space, hard and soft landscaping, servicing facilities, and all necessary ancillary and enabling works, plant and equipment.

A late representation was received from DP9 (11.01.19)

A late representation was received from Councillor Robert Digby (14.01.19)

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A late representation was received from Attwaters Jameson Hill Solicitors (14.01.19)

The presenting officer tabled the following amended conditions:

Rewording of Condition 3 to omit word "hours of use" to read:

A detailed Operational Management Plan for the event/restaurant spaces within the second floor of the stand shall be submitted to and approved by the City Council as local planning authority 3 months prior to their use.

The Operational Management Plan shall include measures to mitigate noise disturbance to local residents both on match days and non-match days. The use shall be carried out in accordance with the approved plan.

Reason: As drafted

Rewording of Condition 8 to read:

No demolition of the Clock Tower or Full Toss Bar building shall take place until a written scheme of historic building investigation (**WSI**) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the **WSI**, no demolition or development shall take place other than in accordance with the agreed **WSI**, which shall include the statement of significance and research objectives and

- A. The programme and methodology of site investigation and recording and the nomination of a competent person (s) or organisation to undertake the agreed works.
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the **WSI**.

Reason: As drafted

Rewording of Condition 9 to read:

The permission for the use of the floodlights being relocated shall be limited until 22 January **2020**. On or before the expiry date of this permission, the floodlights and masts shall be removed from the ground.

Reason: As drafted

Rewording of Condition 16 to read:

No alcoholic drinks shall be served within the Ground beyond 21.00 hours at floodlit cricket matches **(except for the Pavilion where alcohol can be served until 23:00hrs Monday to Saturday and 22:30 hrs on Sunday)**.

Reason: As drafted

Rewording of Condition 37 to read:

Prior to the removal or pruning of trees **693, 701, 702, 703 and 705** proposed as part of the development, they must be inspected by a tree climbing arborist in the presence of a licensed bat worker for the presence of bat roosts as outlined in the submitted Ecological Appraisal.

Reason: As drafted

Paragraph 8.12 b) of the Committee Report should read:

Mayors CIL payment of **£115,700**.

RESOLVED UNANIMOUSLY:

Granted as per agenda with additional S106 clause requiring a contribution of £50,000 towards tree planting outside the site.

1. Grant conditional permission, subject to referral to the Mayor of London and subject to the completion of a section 106 agreement to secure:
 - a) A carbon offset payment of up to £26,220 (index linked and payable on commencement of development).
 - b) Mayor's CIL payment of £115,700 and
 - c) Offering local employment opportunities during construction and operation of the new stands and

d) S106 Monitoring costs.

2. If the S106 legal agreement has not been completed within 6 weeks of the date of the Sub-Committee's resolution then:

- a) The Director of Place Shaping and Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;
- b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

2 First To Third Floor, 64-65 Long Acre, London, WC2E 9SX

Use of part ground, first, second, third and new internal mezzanine floors as eight residential dwellings (Class C3); installation of footbridge across internal lightwell at second floor level, plant machinery and internal lift; associated external alterations, including changes to fenestration.

A late representation was received from Salus (11.01.2019).

The presenting officer tabled the following amended conditions:

Condition 11 (Revised wording):

The glass that you put in the windows at first and second floor levels in the internal lightwell that serve Flats 1A, 1B, 2A and 2B must not be clear glass and must be fixed shut. The glass that you put in the windows in the main rear elevation at first and second floor levels that serve Flats 1C, 2C and 2D must not be clear glass and shall be fitted with devices to limit the extent of opening. You must apply to us for approval of a sample of the glass (at least 300mm square) and full particulars of the window opening restrictors. You must not start work on the relevant parts of the development until we have approved the details. You must then fit the type of glass and restrictors we have approved and must not change them without our permission.

Condition 16 (Revised wording):

You must not occupy any of the residential units until we have approved appropriate arrangements to secure the following.

-A scheme to mitigate on-street parking demand for the additional residential units proposed.

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements.

RESOLVED UNANIMOUSLY:

Granted as per agenda

Grant conditional permission, including a condition to secure the following benefits:

- 1) Mitigation of the potential increased demand for on street residents parking.

The Meeting ended at 7.50 pm.

CHAIRMAN: _____

DATE _____