



CITY OF WESTMINSTER

# MINUTES

## Planning (Major Applications) Sub-Committee

### MINUTES OF PROCEEDINGS

Minutes of a virtual meeting of the **Planning (Major Applications) Sub-Committee** held on **Tuesday 13th April, 2021**,

**Members Present:** Councillors Robert Rigby (Chair), David Boothroyd, Geoff Barraclough, Jim Glen, Louise Hyams and James Spencer

**Also Present:** Councillor Eoghain Murphy in his capacity as Ward Councillor, addressed the Sub-Committee on Item 1 in objection to the application.

#### **1 MEMBERSHIP**

- 1.1 There were no changes to the membership.

#### **2 DECLARATIONS OF INTEREST**

- 2.1 The Chairman explained that a week before the meeting, all six Members of the Sub-Committee were provided with a full set of papers including a detailed officer's report; together with bundles of the letters or e-mails received in respect of this application containing objections or giving support. 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 Sub-Committee, it did not mean that the issue had been ignored.
- 2.2 Councillor 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. He was precluded from working on any schemes in Westminster under the company's code of conduct.

Some Thorncliffe clients had also engaged Gerald Eve as planning consultants who were separately representing the applicants tonight. Councillor Boothroyd did not deal directly with clients or other members of project teams, and planning consultants were not themselves clients.

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the minutes of the meeting held on 16 February 2021 be signed by the Chair as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 129 - 137 MARYLEBONE ROAD, LONDON NW1 5QD**

Demolition and redevelopment of the mews building, partial demolition of the 1960s building and roof extension, facade alterations to the 1930s building all in connection with continued Class E use, associated cycle parking, landscaping, servicing area, external terraces, rooftop plant enclosure and associated external works.

An additional representation was received from Gerald Eve (06.04.21).

Duncan Roe addressed the Sub-Committee in support of the application.

Ed Williams addressed the Sub-Committee in support of the application.

Professor Raj Kapoor addressed the Sub-Committee in objection to the application.

Pallab Ghosh addressed the Sub-Committee in objection to the application.

Councillor Eoghain Murphy in his capacity as Ward Councillor, addressed the Sub-Committee in objection to the application.

#### **RESOLVED UNANIMOUSLY:**

1. That conditional permission, be granted subject to:
  - i) An S106 legal agreement to secure the following obligations:
    - a) Employment and skills contribution of £45,211.95 index linked and payable on commencement of development.
    - b) Highways works associated with and required to facilitate the development including but not limited to amendments to vehicular access and relocation of on-street car parking bays.
    - c) Carbon Off-set payment of £197,505 index linked and payable on commencement of development.
    - d) Monitoring costs

- ii) The following additional informatives:
  - a) Occupiers of the building to be requested to use their best endeavours to encourage the use of electric servicing vehicles;
  - b) Office works to be discouraged from receiving personal deliveries on site; and
  - c) Positive community liaison to be encouraged through the Code of Construction Practice process.
- 2. That if the legal agreement had not been completed within 6 weeks from the date of the Committee's resolution then:
  - a) The Director of Place Shaping and Town Planning should consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this was possible and appropriate, the Director of Place Shaping and Town Planning was authorised to determine and issue such a decision under Delegated Powers; however, if not:-
  - b) The Director of Place Shaping and Town Planning should consider whether permission should be refused on the grounds that it had not proved possible to complete an agreement within an appropriate timescale, and that the proposals were unacceptable in the absence of benefits that would have been secured; if so the Director of Place Shaping and Town Planning was authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

The Meeting ended at 8.18pm.

**CHAIRMAN:** \_\_\_\_\_

**DATE** \_\_\_\_\_