

# MINUTES



**Meeting: Planning Committee**

**Date: Wednesday 3 May 2017**

**Time: 6.00 pm**

**Place: Committee Room 1, City Hall, The Queen's Walk,  
London, SE1 2AA**

**Present:** William McKee CBE (Chair)  
Gordon Adams  
Councillor Wesley Harcourt  
Colin Haylock  
Councillor Natalia Perez  
Stuart Robinson  
Councillor Ketan Sheth (in place of Cllr Sarah Marquis)  
Councillor Hitesh Tailor

**In Attendance:** Michael Mulhern (Director of Planning)  
Tom Cardis (Head of Planning Policy)  
Peter Farnham (Principal Planner)  
Stephen Gardiner (Legal Representative)  
James Stanton (Committee Secretary)

## **1 Apologies for Absence (Item 1)**

1.1 Apologies for absence were received from Councillor Sarah Marquis, for whom Cllr Cllr Ketan Sheth attended as substitute.

## **2 Declarations of Interest (Item 2)**

2.1 Councillor Wesley Harcourt declared a non-pecuniary interest in item 5 on the agenda as the Chair of Wormwood Scrubs Charitable Trust.

2.2 There were no other declarations of interest.

## **3 Minutes of the Meeting held on 5 April 2017 (Item 3)**

3.1 Members received the draft minutes and reviewed them for accuracy.

## **3.2 DECISION**

**The Committee RESOLVED that the minutes of the Planning Committee meeting held on 5 April 2017 be signed by the Chair as a correct record.**

#### **4 Matters Arising (Item 4)**

4.1 There were no matters arising.

#### **5 OPDC Draft Local Plan Regulation 19 Consultation (Item 5)**

5.1 The Old Oak and Park Royal Development Corporation (OPDC), as a local planning authority, is responsible for the preparation of planning policy for the area, including a Local Plan and Community Infrastructure Levy. The Local Plan, once adopted, will be the OPDC's key planning policy document for the area, setting a blueprint for how the OPDC will guide regeneration over the next 20 years.

5.2 There are a number of steps in the production and adoption of the Local Plan. The Committee considered the draft Local Plan ahead of the second stage of public consultation, referred to as Regulation 19. Subject to the consultation, to be approved by the OPDC Board, the Regulation 19 version of the Local Plan, along with any representations received during public consultation, would be submitted to the Secretary of State for consideration under Regulation 22. Should the Local Plan be found to be sound following public examination by a planning inspector, the OPDC Board would be able to formally adopt it as planning policy for the area.

5.3 The Committee considered the report, draft documents and a detailed presentation from officers on the contents of the draft Local Plan. This included an addendum report which made updates to some references and area plans to those previously circulated. Members then discussed the contents of the Regulation 19 draft Local Plan, questioned officers as to its detail and made comments and suggestions for potential clarifications and minor amendments prior to its consideration by the OPDC Board.

5.4 During the discussion on the contents of the draft Local Plan, the following comments and suggestions were made:

- Public notices should be placed in Hammersmith Chronicle for the next consultation on the Local Plan;
- Members were satisfied with the steps proposed by officers to ensure that the timing of the neighbourhood planning consultation did not cause potential confusion about the role of neighbourhood planning and the Local Plan;
- Members requested that reference to 'innovation' in construction be amended to reflect the intention that efficient and effective construction methods would be promoted;
- Members requested that references to median income levels used in the Plan be consistently labelled as to the area covered;
- Requests were made for the Local Plan to be clearer about the importance of ensuring that affordable housing provision was truly affordable for local people;
- References to sports and leisure centres should be flexible as to the provision of either one 50m or two 25m pools;
- There was support for the OPDC's parking policies being compatible with the

application of potential controlled parking, for example by preventing new residents from applying for permits in any future CPZ;

- Additional clarification should be included as to the very different character of the proposed local parks and open spaces;
- Members asked that the minimum jobs figures for Old Oak North be checked and amended as necessary;
- Officers were asked to ensure that the wording for paragraph WS.8 did not give the impression that a segregated cycle lane was being proposed to run through Wormwood Scrubs;
- The importance of artists in supporting culture was noted and the policy on culture and art should highlight the need to secure workspace for artists in accordance with Policy E3;
- Officers were asked to include reference to the OPDC strongly encouraging developers, contractors and building occupants to sign up to the London Living Wage; and
- Clarification was requested as to the consistency in the use of ‘taller’ and ‘tall’ buildings in parts of the Local Plan.

5.5 A detailed summary of the points raised by Members and the proposed responses from officers is attached as Annex 1 to these Minutes.

5.6 The Chair, on behalf of the Committee, thanked officers both for the extraordinary amount of work which had been carried out in the production of the plan and for its high quality.

## 5.7 DECISION

**The Committee RESOLVED that:**

- a) The comments made by Members, as summarised in Annex 1 to these Minutes, on the draft Local Plan, the Integrated Impact Assessment, Statement of Consultation, Supporting Studies Summary Document, the draft supporting studies and the Addendum report be submitted to the Director of Planning for the consideration of any minor amendments in advance of their consideration by the OPDC Board;**
- b) The OPDC Board be recommended to agree to consult on the draft Local Plan, the Integrated Impact Assessment, Statement of Consultation, Supporting Studies Summary Document and the supporting studies, as amended to reflect the contents of the Addendum report and the comments submitted by the Committee; and**
- c) The Director of Planning, in consultation with the Chair of the Planning Committee, be authorised to make minor edits to text and maps, and desk top publishing, in advance of Board consideration of publication of the Local Plan, post General Election.**

## **6 Revised Draft Validation Checklist for Planning Applications (Item 6)**

- 6.1 The Validation Checklist for Planning Applications indicates the national and local validation requirements for full, outline, reserved matters and variation of condition applications. The OPDC's first Validation Checklist was approved by the Planning Committee in November 2015 and is reviewed every two years. The revised draft Validation Checklist is proposed to be consulted on alongside the Regulation 19 Local Plan for a period of six weeks before being reported back to the Committee for final approval.
- 6.3 Members considered the updated checklist. In response to a question on the implications of a government decision to introduce restrictions on the ability of planning authorities to require pre-commencement conditions, it was noted that such a direction would have to be complied with.
- 6.4 Officers agreed that the validation list would be amended prior to consultation to make clear that 'large-scale' major developments would also be required to undertake the required validation requirements for 'major' developments.

### **6.5 DECISION**

**The Committee RESOLVED that, subject to the minor amendment clarifying the validation requirements for 'large-scale' major developments as above, the revised draft Validation Checklist be approved for consultation (to take place alongside the public consultation on the Local Plan, subject to its approval by the OPDC Board).**

## **7 Development Management Update (Item 7)**

- 7.1 The Committee considered the list of all planning applications received by OPDC from 18 March to 13 April 2017. Members also noted the updates provided on strategic schemes that were in the pipeline, either as live planning applications or in advanced pre-application discussions.

### **DECISION**

- 7.2 The Committee RESOLVED that:**

- (a) The list of planning applications received since 18 March 2017 be noted;**
- (b) The update on strategic planning applications currently under consideration be noted; and**
- (c) The update on pre-application schemes be noted.**

## **8 Any Urgent Business (Item 8)**

- 8.1 There was no urgent business.

**9 Date of the Next Meeting (Item 9)**

9.1 The next meeting was scheduled to be held on 14 June 2017.

9.2 It was noted that the next meeting might not need to take place depending on the timing of applications received. This would be confirmed with Members as soon as possible and the public meeting notices updated as necessary.

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Chairman

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Date

**Contact Officer:** James Stanton, Secretariat Officer; Telephone: 020 7983 5537;  
email: [james.stanton@london.gov.uk](mailto:james.stanton@london.gov.uk); Minicom: 020 7983 5526