

# MINUTES



**Meeting: Planning Committee**

**Date: Monday 14 October 2019**

**Time: 6.00 pm**

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

**Present:** William McKee CBE (Chair)  
Karen Cooksley  
Sandra Fryer  
Councillor Wesley Harcourt  
Councillor Peter Mason  
Councillor Natalia Perez  
Councillor Ketan Sheth

**In Attendance:** Tom Cardis (Interim Assistant Director of Planning)  
Claire O'Brien (Interim Assistant Director of Planning)  
Ben Martin (Principal Planner)  
Laura White (Senior Planner)  
Kevin Twomey (Planning Policy Officer)  
Stephen Gardiner (Legal Representative)  
James Varley (Committee Secretary)

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

1.1 Gordon Adams sent his apologies.

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

2.1 There were no declarations of interest relevant to items on the agenda.

## **3 Minutes of the Previous Meeting held on 10 July 2019 (Item 3)**

3.1 The minutes of the meeting held on 10 July 2019 were approved and the Chair was authorised to sign them.

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

4.1 There were no matters arising.

## **5 Revised Statement of Community Involvement (Item 5)**

5.1 The Interim Assistant Director of Planning introduced the report. A presentation was also provided by the Planning Policy Officer.

5.2 Consultation on the draft Statement of Community Involvement took place between 13 June and 26 July 2019. Four responses were received with forty-six comments.

5.3 Six main issues had been identified and officers had responded, as set out in Table 1 of the paper.

5.3 Members requested that further amendments be made:

- Members recommended the removal of references to ‘best endeavours’ in favour of ‘reasonable’ or ‘reasonable and proportionate’ endeavours.
- Members suggested that it be clarified that while it is not always possible to publish heads of terms for planning agreements early in the planning application process, that they are published prior to determination by planning committee.
- Members requested that additional detail be included on strategies which would be used to engage with hard to reach groups.

### **5.5 Resolved:**

**5.5.1 It was agreed that the Committee recommend that OPDC Board agree to publish the Statement of Community Involvement (SCI); and**

**5.5.2 It was agreed to delegate to the Interim Assistant Director of Planning, in consultation with the chair of planning committee, the making of any minor modifications to the SCI, in advance of Board considering the publication of the SCI.**

## **6 Local Heritage Listings Adoption (Item 6)**

6.1 The Interim Assistant Director of Planning introduced the report.

6.2 Consultation on the draft Local Heritage Listings commenced in February 2018. Local Heritage Listings are non-designated heritage assets. OPDC Local Heritage Listings comprise the Local List and buildings of local heritage interest that were

buildings of lesser heritage interest.

6.3 The Local Heritage Listings would help conserve and enhance the character of the area, inform new development and placemaking and assist growth through re-use of assets. The listings provided heritage protection but did not protect a building from demolition, unless the asset was located within a conservation area.

6.4 The consultation had received 27 responses, with 227 individual comments.

6.5 Members requested that the Local Heritage Listings document clarifies that although being on the Local Heritage List does not in itself protect a building from demolition, if a building on the Local Heritage List is within a Conservation Area, planning permission would be required for demolition. It was also suggested that a record of heritage buildings that were subject to demolition should be created, with photographs, historical narrative, details of curtilage and any other appropriate information retained in an archive.

## **6.6 Resolved:**

**6.6.1 The Committee noted the Statement of Consultation (Appendix A) and assessment of nominations (Appendix B);**

**6.6.2 It was agreed that the Committee recommend that OPDC Board agree to adopt the Local Heritage Listings (Appendix C) and agree the selection criteria (contained within Appendix C); and**

**6.6.3 It was agreed to delegate to the Assistant Interim Director of Planning the making of minor edits to text and images, and desk top publishing of the Local Heritage Listings in advance of formal publication and notification.**

## **7 Consultation on Draft Planning Enforcement Plan (Item 7)**

7.1 The Interim Assistant Director of Planning introduced the report. A presentation was also supplied by the Senior Planner.

7.2 The plan set out the principles, priorities and processes which would be adopted by the Corporation when handling planning enforcement matters within its boundary.

7.3 The plan was structured around four main elements:

Introduction – the background to enforcement and the role of the Corporation;

Principles – what will be applied to enforcement matters;

Priorities – what types of breaches will be prioritised; and

Process – how a breach can be reported and subsequent action that will be taken.

7.4 In response to comments from the Committee, officers agreed to carefully monitor the cost and resources of implementing the Plan and the Plan would be made clearer on how breaches will be dealt with if they are considered to be acceptable in planning terms.

## **7.5 Resolved:**

**7.5.1 The Committee noted the intention to undertake public consultation for a 6-week period and adopt the final Enforcement Plan subject to any modifications required, taking account of representations received during the public consultation process.**

## **8 Development Management - Ways of Working Protocol (Item 8)**

8.1 The Interim Assistant Director of Planning introduced the report. A presentation was also provided by the Principal Planner.

8.2 The 'Ways of Working' protocol set out the process to be followed by the Corporation's officers and those of the London Boroughs of Brent, Ealing and Hammersmith and Fulham.

8.3 The protocol was a statement of common ground between all the parties. It included issues such as regular development management meetings, borough involvement in pre-application meetings, engagement on matters where the host borough is still the relevant authority and provision of support to ensure appropriate applicant engagement with host boroughs.

8.4 A number of matters including the level of involvement in drafting Section 106 agreements, support for borough cost recovery and use of planning performance agreements were not covered in the document. These had been identified as 'bespoke issues' that required resolution outside the protocol.

8.5 It was understood that officers from the London Borough of Hammersmith and Fulham had expressed a preference for a specific agreement between the borough and the Corporation. The Corporation's officers were aware of the concerns and were in ongoing discussions to progress the situation. Members suggested that the protocol should include performance standards to ensure the boroughs engage in a timely manner.

8.6 Committee Members agreed that the protocol should be considered as a work in progress. The Committee would receive an update in 6 months to review how the protocol is operating in practice and to ensure all parties were content with it.

8.7 The Committee recommended that references to 'best endeavours' be revised.

## **8.8 Resolved:**

**8.8.1 The Planning Committee noted the report and agreed that an update on progress should be provided to a future meeting.**

## **9 Development Management Update (Item 9)**

9.1 The Interim Assistant Director of Planning introduced the report and presentation.

9.2 49 planning applications had been received between 7 June and 25 September 2019, 27 delegated to the London Borough of Ealing, 5 to the London Borough of Brent and 17 applications determined by the Corporation.

9.3 A Section 73 application had been received for Mitre Yard, which was due to be reported to the November 2019 meeting.

### **9.4 Resolved: The Committee:**

**9.4.1 Noted the list of planning applications received since 7 June 2019, contained in Table 1 of Appendix A to this report;**

**9.4.2 Noted the update on strategic planning applications, contained in Table 2 of Appendix A to this report; and**

**9.4.3 Noted the update on pre-application schemes, contained in Table 3 of Appendix A to this report.**

## **10 Any Urgent Business (Item 10)**

10.1 There was no urgent business.

## **11 Date of the Next Meeting (Item 11)**

11.1 The next meeting was scheduled for 12 November 2019 at 6.00pm in Committee Room 4 at City Hall.

## **12 Close of Meeting (Item 12)**

12.1 The meeting closed at 7.30pm

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Chairman

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Date

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