Minutes of the meeting held on Thursday 22 January 2009.

PRESENT: Councillor Miller (Chair), Councillor Elloy (Vice-Chair), Councillor Coombs, Councillor Elengorn, Councillor Morgan, Councillor Morris (In place of Councillor Bouchier), Councillor Mumford, Councillor Palmer and Councillor Bennett (In place of Councillor Head).

Councillor Head and Councillor Jaeger were in attendance.

The Committee considered reports and RESOLVED:

48. MINUTES

The Minutes of the meeting held on 8 January 2009 be received and approved and the Chair be authorised to sign them.

49. DECLARATIONS OF INTEREST

07/4107/FUL ST MARYS UNIVERSITY COLLEGE, WALDEGRAVE ROAD, TWICKENHAM

Councillor Coombs declared a personal interest by virtue of an acquaintance with members of the public speaking on the item, but had not discussed the application with them.

Councillor Jaeger declared a personal and prejudicial interest by virtue of being a Governor of St Mary’s University College. Councillor Jaeger made representations on the item, and then left the room.

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

A. 07/1394/HOT 28 1/2 SHEEN LANE (ALSO KNOWN AS 1 - 4 MAGNA SQUARE), MORTLAKE

The application be approved subject to the conditions and informatives as set out in the report.

B. 08/2920/COU 1 THE PARADE, HAMPTON HILL

The application be approved subject to the conditions and informatives as set out in the report.

[The Development Control Manager reported the receipt of one additional late letter from the objector, reiterating previous points and objecting to the level of consultation and contact with the Council’s Development Control department.

The Committee heard representations from Mr Thornley.]
C. 07/4107/FUL ST MARYS UNIVERSITY COLLEGE, WALDEGRAVE ROAD, TWICKENHAM

The application be approved subject to the conditions and informatives as set out in the report, subject to no adverse direction from the GLA and to the completion of a S106 agreement, and subject to the following amendments:

- The Heads of Terms of the S106 agreement be amended modifying the timing of the funding of the CPZ consultation / implementation exercise to coincide with the decommissioning of the Redgra pitch.

- An additional condition be agreed as following:

  “NS11 - All hard surfaces hereby approved shall be permeable, details of which shall be submitted to and approved in writing by the Local Planning Authority. REASON: to reduce surface water run off and localised flooding.”

- An additional informative be agreed as following:

  “NI04: St Mary’s University College are strongly urged to enter into dialogue with local residents and resident groups in particular residents within Waldegrave Road, Waldegrave Park and the wider area and the Strawberry Hill Residents Association through regular structured meetings so as to provide regular up dates on the management and role out of this and future projects/events etc.”

[The Committee held discussions over future designation of the land that this application would be sited upon, and noted a preference that the land remain as Metropolitan Open Land (MOL) for any future applications.

[The Development Control Manager reported the receipt of one late letter, objecting on the following grounds:

- An insufficient case of ‘special circumstances’ had been made to override the presumption of building on MOL.
- The proposed size and height of the building would be visually intrusive with inadequate tree planting.
- The building was undistinguished and an eyesore
- The proposal would result in a generation of additional traffic and parking problems, with no faith in the travel plan having an impact.
- The sports hall would be an attraction for additional student numbers in order for the College to meet University status.
- An overpopulation of the residential area without the necessary infrastructure.
- Loss of parking from the permit system and pressure on local residential roads.]
• Non planning issues relating to a prospective devaluation of nearby property.

The Development Control Manager reported the receipt of a further late letter, raising no objection to the proposed building, though adding that additional off street parking should be provided by the College, and that the Council should provide a more effective Controlled Parking Zone before the project can be allowed to proceed to protect residents’ parking.

The Development Control Manager amended the report as follows:

• The proposal description be amended to read: “New sports hall and the refurbishment and remodelling of the existing sports hall and associated landscaping works and parking and removal of the hazardous chemical store and a portacabin.”

• The following conditions be added:

  “NS09 - Prior to the commencement of development, usage patterns and target energy consumption reductions using SBEM (simplified building energy model) shall be submitted to and approved in writing by the Local Planning Authority. REASON: In the interests of sustainability and to provide site specific calculations related to energy consumption reductions.”

  “NS10 – The portacabin situated beside the main entrance on the north elevation of the ‘R’ block and the hazardous chemical store situated to the south of the southern entrance off of Waldegrave Road shall be removed prior to commencement of the use of the sports hall hereby approved. REASON: To recoup Metropolitan Open Land and in accordance with the plans and details submitted.”

• The following amendments be made to the report:

  Page 21, paragraph 14 –Add "(redgra pitch)" to the end of the paragraph.

  Page 23, paragraph 29 –The second bullet point be amended to read: “SMUC to provide temporary parking for a maximum of 40 spaces, not to be used by staff and/or students.”

  Page 24, paragraph 30 – Omit the word ‘authorised’ from the second sentence.

  Page 27, paragraph 63 – Amend last sentence to read: “the railings would be erected prior to the use of the sports hall and is set out as a condition.”

  Page 28, amend paragraph to read: “The travel plan
targets a reduction in student and staff single occupancy car use by (22%) and (15%) respectively by October 2010 (based on 3630 students and 700 staff), with a spread increase in all modes of sustainable modes of transportation. According to the September 2007 baseline 33% (1198 students) were using private cars and the October 2010 target is 11% (of the 3630 students, i.e. 399 students) and thus a reduction of 22% or two thirds of those using cars in 2007.

Page 29, paragraph 77 – Omit the word ‘part’ and amend the paragraph to read: “In the event that parking on residential roads becomes saturated and targets are not met through the travel plan and reviews, the college have stated that they would be willing to fund the consultation and implementation of a controlled parking zone (CPZ) or extended CPZ, where current restrictions are in place around the campus. Again, this would form part of the S106 agreement.”

Page 29, paragraph 81- Amend the paragraph to read: “With respect to the objections received, the proposed sports hall and facilities could enhance the existing facilities on campus and whilst this would attract prospective students and the local community it is not proposed as part of the application and would not result in an increase in the numbers of students or staff.”

Page 32, Condition PK02A – parking/loading/turning construction. Insert ‘parking spaces’ and ‘P.12.01 A received on 13 June 2008’.

Page 34, Non-standard condition NS03 be amended to read: “Prior to the use of the sports hall hereby approved, the fence in the south west corner of the site (adjacent to Waldegrave Road) shall be replaced by railings, details of which shall be submitted and approved in writing by the Local Planning Authority. REASON: To compensate for the loss of Metropolitan Open Land. “

The Committee heard representations from Mr Allsop, Mr Brindley, Mr Burniston, Mr Hodson, Mr Lamb, Mr Lean, Mr Sutch, Mr Thomas, Mr Warner, Mr Youngs, Councillor Head and Councillor Jaeger. Councillor Head spoke as an interested Councillor.

Councillor Jaeger declared a personal and prejudicial interest by virtue of being a Governor of St Marys University College. Councillor Jaeger made representations on the item, and then left the room.

D. 08/4049/FUL 48 WALDEGRAVE PARK, TEDDINGTON

(1) The recommendation be NOT adopted.

(2) The application be APPROVED for the following reason:
"An exception to policy HSG 2 was made on the basis that the existing dwelling is of an unremarkable design, whereas the proposed new dwelling is of a high standard, both in terms of its exceptionally high sustainable design and its architectural contribution to the visual amenities of the street scene and adjoining Conservation Area. The Committee added that the Council would expect the proposed landscaping to also be of an exceptionally high standard."

(3) The following conditions be agreed:

<table>
<thead>
<tr>
<th>Condition Code</th>
<th>Condition Details</th>
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</thead>
<tbody>
<tr>
<td>AT01</td>
<td>Development begun within 3 years</td>
</tr>
<tr>
<td>BD05</td>
<td>Details - Materials to be approved</td>
</tr>
<tr>
<td>DV18A</td>
<td>Refuse arrangements</td>
</tr>
<tr>
<td>PK06A</td>
<td>Cycle parking</td>
</tr>
<tr>
<td>LA11A</td>
<td>Landscaping required-hard and soft</td>
</tr>
<tr>
<td>U24472</td>
<td>Obscure glazed windows</td>
</tr>
<tr>
<td>U24473</td>
<td>Level 6 Code for Sustainable Homes</td>
</tr>
<tr>
<td>GD02A</td>
<td>Restriction-Alterations/extn</td>
</tr>
<tr>
<td>U24491</td>
<td>NS01 External alterations</td>
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</tbody>
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“Any proposed changes to the external appearance, of the building hereby approved, in order to meet code 6 for sustainable homes, shall not be carried out without the prior approval in writing of the Local Planning Authority.

REASON: In the interests of residential amenity and visual amenity of the street scene.”

[The Development Control Manager reported the receipt of the following late correspondence:

- A further letter from No 43a (reported as an objection) stating that, overall, they liked the proposal.

- Representations from No 50 expressed concern over the loss of sunlight to their main bedroom. The Development Control Manager responded on this point that, whilst this will occur mainly in winter afternoons, it was to a secondary window to a bedroom and that, overall, the property would not suffer loss of sunlight or daylight to any significant extent that would substantiate a ground for refusal).

The Committee heard representations from Mr Devon, Mr Drage, Mr Jarvis, and Councillor Head, who spoke as an interested Councillor.]

**CHAIR**

The meeting, which started at 6.30pm, adjourned between 7:44pm and 7:48pm, and between 9:17pm and 9:24pm, ended at 10:22 pm.