



Notice of Meeting:

Planning Committee

Meeting Location:

Council Chamber, Ealing Town Hall, New Broadway, Ealing W5 2BY

Date and Time:

Wednesday, 20 July 2022 at 7.00 pm

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Chief Executive:

Tony Clements

Committee Membership: Councillors

P Anand, L Brett, G Busuttil, J Gallant, M Iqbal, A Kelly, S Kohli, T Mahmood (Vice-Chair), D Martin, F Mohamed, M Rice and R Wall (Chair)

BRIEFING NOTES

- | | | |
|-----------|--|------------------------|
| 7 | Gold's Gym, 54-62 Uxbridge Road, Hanwell, W7 3SU | (Pages 3 - 8) |
| 8 | Portrush Court, Whitecote Road, (Golflinks Estate), Southall, UB1 3NR | (Pages 9 - 10) |
| 9 | 13-15 The Green, Southall, UB2 4AH | (Pages 11 - 14) |
| 10 | Manhattan Business Park, Westgate, Ealing, W5 1UP | (Pages 15 - 18) |

Published: Tuesday, 12 July 2022

Planning Committee: 20/07/2022

Briefing Notes

ITEM 01- Gold's Gym, 54-62 Uxbridge Road, Hanwell, London, W7 3SU (215983FUL)

Amendment to Site Map

The Site Map submitted with the Committee Report is inaccurate due to administrative error. The correct outline of the application site is provided at the end of the briefing note.

Additional Objection Received

An additional objection was received, which called into question the validity of the consented scheme on the neighbouring site (ref: 172913FUL - 64-66 And 70-88 Uxbridge Road). The objection notes that the scheme on the neighbouring site will expire on 23/07/2022, without discharging any of the prior commencement conditions. The objection notes that as no pre-commencement conditions were discharged, the Committee Report should be reviewed, as to the precedent of the neighbouring development and the weight attributed to the neighbouring scheme in the assessment of this proposal.

Officer Response

Whilst it is considered that this matter has been addressed within the Committee Report, further comment on this matter is provided within this Briefing Note:

The applicant submitted a discharge of condition application for condition 3(i) of the consent on the neighbouring property, which related to a Demolition Method Statement for the consented scheme. The application to discharge this condition was submitted and validated on 28/02/2022, with a statutory determination date of 24/04/2022. Following this deadline being passed, the applicant on this application on 06/05/2022 sent a Deemed Discharge Notice, submitted under Article 27 of the Town and Country Planning (Development Management Procedure) Order. This meant that Council had until 20/05/2022 to discharge this condition (14 days), which elapsed without a formal decision of Council. The reason for the delay in determining the application was a delay in receiving an internal consultee response.

Article 28 states that "Deemed discharge takes effect on the date specified in the notice given under article 29 or on such later date as may be agreed by the applicant and the authority in writing, unless the authority has given notice to the applicant of their decision on the application under article 27 before that date".

As this didn't occur, the condition with relation to the Demolition Management Plan was considered to be discharged by deemed consent on 20/05/2022, which is within the three-year currency period of this adjoining application.

Subsequent to this, the applicant on this adjoining site submitted their CIL Liability information, which included the date of commencement of the development. This date was 27/06/2022, also within the 3 year period. Committee Members should have noticed during the site visit that the demolition of the adjacent building has commenced, which is defined as a 'material operation' under s56(4) of the Town and Country Planning Act, which states that "development is taken to be begun on the earliest date on which a material operation is carried out".

Nevertheless, an image of the demolition occurring on the adjacent site is provided below:

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It therefore the Council Officer's view that the scheme on the adjoining site has been lawfully implemented/begun as material operation has been carried out on the site. The adjoining site therefore remains a material consideration as outlined within the Committee Report.

Additional Objection Received

Another objection was received by Council on 19/07/2022, via the Ealing planning portal, which is from a representative of the Diocese of Westminster Property Services Office. The points raised by the objection are detailed below:

- The parish church next door is a locally listed site of interest. it is also the main aspect leading into the town centre and very prominent.
- The owners surveyors did not return to complete a full light survey so this is disputed.
- The parish priest lives in the upper parts so it is domestic. His office is downstairs and has little light currently.
- The outrigger is of concern as it is not the usual, but it does lie close to the parish site and in terms of noise nuisance if people are directly above the parish hall there are security concerns.
- The outrigger needs to be away from our boundary as maintenance will be an issue and they will constantly need access to our land to maintain this structure. This is an overdevelopment so close to the parish and too dominant and should be rejected.

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Officer Response:

The Committee Report contains a full assessment of the impact of the proposal on the adjacent church. Focus is given within report to the local heritage status of the church as well as the impact of the proposal on the church, with respect to light and the security concerns raised.

With respect to maintenance, it is not clear on what type of maintenance of the proposed building that the objector refers to, however, if access is required, this will be by agreement between the Church operators and the Management Company of the proposed development.

AMENDMENT TO THE JUSTIFICATION

The report incorrectly states that the scheme on the adjoining site is a part 4-, part 5-, part 9-storey development. It is noted that the application description on this adjoining site (172913FUL) is shown on Council systems as such, however during the course of the application, the scheme was amended for the five-storey element of the proposal on the adjoining site to be reduced to 4-storey. Therefore, the report shows an older indication of the front elevation of the adjacent consented scheme (the incorrect elevation is shown at Figure 4).

The image of the front elevation of the consented scheme should therefore be shown as such:



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However, it should be noted that the scheme proposed as part of this application also proposes a 4-storey podium in accordance with the approved scheme on the neighbouring site and therefore, this does not alter the Officer's assessment of the proposal.

The applicant correctly indicates on the proposed elevation drawings the scheme as it has been approved on the adjacent site.

FURTHER INFORMATION:

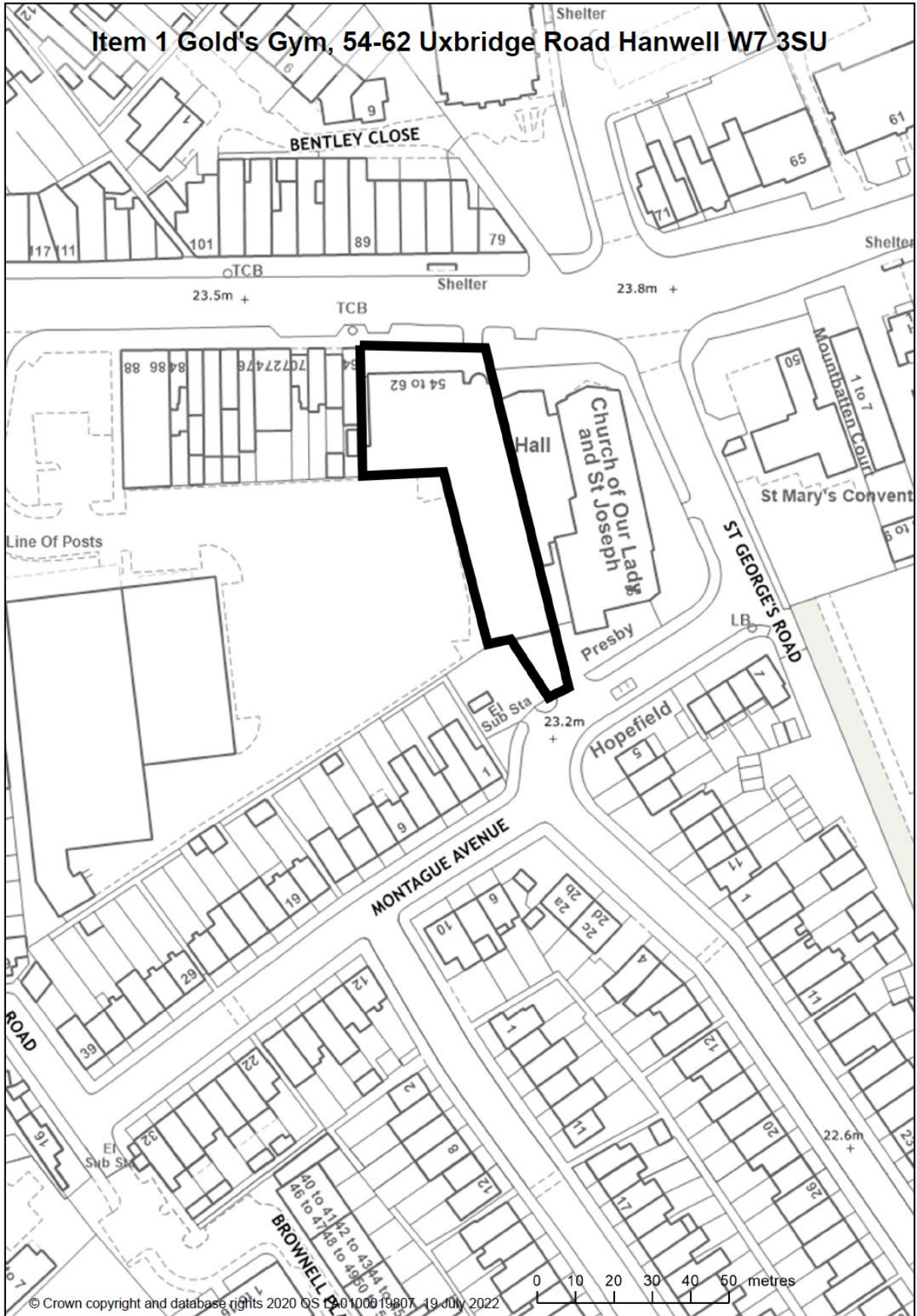
Some members did raise some concern during the site visit on the setbacks of the proposed development particularly the adjacent church. The proposed development would be located wholly within the site boundary and there would be no overhang into the church property. The image below gives some measurements from the site boundary to the roof lights of the church, as well as the setback of the taller element of the development from the street frontage.

The height of the outrigger along the shared boundary would be approximately 13 metres.

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ITEMS 02 / 03- Portrush Court, Whitecote Road, Southall, Middlesex, UB1 3NR (221501REM) (221396NMA)

Amended Recommendation

The Committee Report for this application notes that the financial contributions for this scheme under agenda item 03 will be detailed within the Briefing Note. The agreed contribution levels are detailed within the table below:

| | |
|---|-----------------|
| Healthcare | £90,000 |
| Education | £400,000 |
| Transport and Public Realm Improvements | £90,000 |
| Children's Play Space | £120,000 |
| Active Ealing | £65,000 |
| Energy Monitoring | £12,888 |
| Carbon Dioxide Offsetting | £62,580 |
| TOTAL | £840,468 |

Representations

None

Notes

None

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ITEM 04- 13-15 The Green, Southall UB2 4AH (216215FUL)

Amended Recommendations/Report corrections

1. For clarification, the proposed building would comprise a basement plus up to 22 storeys above ground, giving a total of up to 23 storeys.
2. As a result of revised plans being submitted at a late stage to allow on-site servicing arrangements, one flat was removed from the submitted scheme. This means that all references to 96 flats in the scheme should be changed to 95 flats.
3. For the same reason as in point 1, the first bullet point at the bottom of page 8 should be amended to:
 - 95 dwelling units made up of 37 x 1-bedroom /2 person flats, 7 x 2-bedroom/ 3 person flats, and 51 x 2 bedroom / 4 person flats;
4. For the same reason as in point 1, the first table on page 18 should be amended to:

| Quantum of Proposed Residential Provision | |
|---|----------|
| 1 bedroom / 2 persons | 37 (39%) |
| 2 bedrooms / 3 persons | 7 (7%) |
| 2 bedrooms / 4 persons | 51 (54%) |
| Total | 95 |

5. For the same reason as in point 1, the second table on page 18 should be amended to:

| Flat Size | Affordable Units | Market Units | Total Units |
|--------------------------|------------------|--------------|-------------|
| 1 bedroom / 2 persons | 10 | 25 | 35 |
| 2 bedrooms / 3-4 persons | 23 | 37 | 60 |
| Total | 33 (35%) | 62 (66%) | 95 |

6. For the same reason as in point 1, the first table on page 19 should be amended to:

| Flat Size | No. of Affordable Units | No. of Affordable Habitable rooms | Affordable rooms as % of Total Rooms |
|--------------------------|-------------------------|-----------------------------------|--------------------------------------|
| 1 bedroom / 2 persons | 10 (33%) | 26 | 32% |
| 2 bedrooms / 3-4 persons | 23 (67%) | 61 | 54% |
| Total | 33 (100%) | 87 | 35% |

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7. For the same reason as in point 1, the second table on page 19 should be amended to:

| Flat Size | London Affordable Rent | Shared Ownership | Total |
|-----------|------------------------|------------------|-------|
| 1B/2P | 4 | 8 | 12 |
| 2B/3-4P | 6 | 15 | 21 |
| Total | 10 (30%) | 23 (70%) | 33 |

8. For the same reason as in point 1, the third table on page 19 should be amended to:

| Flat Size | London Affordable Rent | Shared Ownership | Total |
|-----------|------------------------|------------------|-------|
| 1B/2P | 8 | 16 | 24 |
| 2B/3-4P | 18 | 45 | 63 |
| Total | 26 (30%) | 61 (70%) | 87 |

9. For the same reason as in point 1, the second bottom paragraph on page 19 should be amended to read: *“In addition, the proposed intermediate tenure would include 8 x 1 bedroom and 15 x 2 bedroom units.”*

10. For the same reason as in point 1, the table on page 32 should be amended to:

| Unit Type/Size | No. of units | Minimum Required | Private Amenity Space provision |
|----------------|--------------|------------------|---------------------------------|
| 1B/ 2 persons | 37 | 5 sq m | 5.2 – 9.3 sq m |
| 2B/ 3 persons | 7 | 6 sq m | 7.8 – 9.3 sq m |
| 2B/ 4 persons | 51 | 7 sq m | 7.0 – 28 sq m |
| Total | 95 | | |

11. Following discussions with the applicant and the Council’s Transport Officer, condition 9 (Cycle Management Plan) can be deleted.

12. The Health and Safety Executive (HSE) provided comments on fire safety aspects of the scheme at a very late stage. These raised concerns about stairs to the basement, lifts serving the basement level and a single stair serving different areas. In response, the applicant has submitted amended plans to address these issues involving minor changes internally and one very minor change externally:

- a. the basement stairs and the residential escape stair now have their own separate direct access to the outside for escape.
- b. lifts will be able to descend to the basement level.
- c. The flexible amenity space will maintain 2 exit points to ensure flexible use of the room, adequate occupant capacity and satisfy travel distances.

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- d. The energy store has been relocated to be accessed from the outside and not from the residential core.
 - e. post and parcel rooms are no longer accessible from the fire service access route.
13. An objection was submitted by Ealing Civic Society outside the statutory consultation period and not included in the report. The main points were:
- loss of the existing bank building which is a positive contributor to the streetscape and has architectural merit and historic interest.
 - the proposed building is too tall and outside the Southall Opportunity Area been designated as suitable for tall building development
 - unacceptable that a single staircase/means of escape is proposed for a 23-storey building where fire brigade ladders are unable to reach the top.
 - the inset balconies would be inappropriate amenity space for family-sized dwellings.
 - the 35% provision of affordable housing would be insufficient as it is significantly lower than the 50% in the London Plan.
 - the existing two storey building on one corner of the site is incongruous and should be incorporated into the site by compulsory purchase if necessary.

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ITEM 05- Manhattan Business Park, West Gate, Ealing W5 1UP (212468FUL)

1. A late objection has been received from Councillor Zissimos on the grounds of:
 - Overdevelopment. Too many flats and much too high.
 - Too many one-bedroom flats in the development and not enough three bedroom flats.
 - There is no real argument for more office space, as the office space that was closer to the Gyratory has been converted into residential units.
 - Not an area designated for residential use, rather an area designated for light industrial use.
 - The negative visual impact on the surrounding Conservation areas, with the towers looming over them and crowding out their long view.
 - No additional services like doctors, schools provided, with local services already stretched.
 - No green spaces nearby and no local shops.
 - Unpleasant and unsafe walking to and from transport links around the site on the A40, the speeding cars and the pollution.
 - The development will be an island in middle of an industrial estate bounded by the A40, and it will not be a fun place to live. There is nothing around the immediate vicinity; I fear the residents will be completely cut off from engaging in the wider community simply because there is no community around them.
 - Ealing has already reached it required quota for new housing, so at present there is no need to build more flats;
 - the parking is inadequate for the amount of flats, and active travel in around the A40 Gyratory at present is a dangerous affair.

Corrections

2. On Page 4, first paragraph, this should say 7 to 13 storeys (rather than 7 to 11).
3. On Page 5, second last paragraph, first sentence, and page 28, last paragraph, it should say "The proposed development of up to 13 storeys above the podium level".
4. Page 12, first paragraph, for clarification, the Westworld development now has consent, subject to a legal agreement;
5. On Page 19, under the paragraph below the table, add "Following submission of the application, at the request of Ealing's planning officers, a further meeting was held with representatives of the Brentham Society, Brunswick Conservation Area Advisory Panel, Birkdale Area Residents Association, and West Twyford Residents

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Association on the 13 September 2021, after which further information was submitted (including an updated Townscape and Visual Impact Assessment) to respond to some of the comments made”.

6. On Page 29, section (b), third line, insert the word “not” after “they should”;
7. On Page 32, first bullet point should say 326 additional flats (rather than 316).
8. The table on page 26 should be amended to:

| Quantum of Proposed Residential Provision | |
|--|------------|
| Studio units | 3 (1%) |
| 1 bedroom /2 person | 141 (43%) |
| 2 bedrooms/3 person | 22 (7%) |
| 2 bedrooms/4 person | 126 (39%) |
| 3 bedrooms/5 person | 26 (8%) |
| 3 bedrooms/6 person | 7 (2%) |
| Total | 326 (100%) |

9. The table on page 35 should be amended to:

| Type/Size of Units | Accommodation Sizes | Minimum Size Required |
|---------------------------|---|------------------------------|
| Studios (3 units) | 44.0 m ² – 45.0 m ² | 39 m ² |
| 1B/ 2 persons (141 units) | 50.2 m ² - 66.3 m ² | 50 m ² |
| 2B/ 3 persons (22 units) | 67.0 m ² – 70.0 m ² | 61 m ² |
| 2B/ 4 persons (126 units) | 70.0 m ² – 84.0 m ² | 70 m ² |
| 3B/ 5 persons (27 units) | 86.0 m ² – 93.0 m ² | 86 m ² |
| 3B/ 6 persons (7 units) | 100.0 m ² – 109.0 m ² | 95 m ² |

10. The table on page 37 should be amended to:

| Unit Type/Size | No. of units | Minimum Required | Private Amenity Space provision |
|-----------------------|---------------------|-------------------------|--|
| Studio | 3 | 5 sq m | 5 -10 sq m |
| 1B/ 2 persons | 141 | 5 sq m | 5 - 11 sq m |
| 2B/ 3 persons | 22 | 6 sq m | 6 - 7 sq m |
| 2B/ 4 persons | 126 | 7 sq m | 7 - 10 sq m |
| 3B/ 5 persons | 27 | 8 sq m | 6 - 10 sq m |
| 3B/ 6 persons | 7 | 9 sq m | 7 - 21 sq m |

11. In the list of drawing numbers in the report, and in condition 2, the revision number of these plans should change to P2:

PL107 Rev P2 Proposed Level 02-07 GA plan
 PL108 Rev P2 Proposed Level 08 GA Plan
 PL109 Rev P2 Proposed Level 09 GA Plan

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12. The applicant has provided a video representation of the proposed development from a vehicle driving along the A40. It is intended to show this at the committee meeting but it can also be viewed via this link.

<https://squireandpartners.bigfilebox.com/lwt/337340-IxMnvK8PQcW5bAVIodxBowWZV>

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