

Minutes of the meeting of the Planning Committee

Date: Wednesday, 23 November 2022

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

Attendees (in person): Councillors

R Wall (Chair), J Ball, L Brett, F Conti, T Mahmood (Vice-Chair), M Rice, M Hamidi, A Kelly, F Mohamed, G Shaw, Y Gordon and C Summers

Apologies: Councillor

D Martin

1 Apologies for Absence and Substitutions

Apologies were received from Councillor Dee Martin.

2 Urgent Matters

There were none.

3 Declarations of Interest

There were none.

4 Matters to be Considered in Private

There were none.

5 Minutes

RESOLVED:

That the minutes of the meeting on Wednesday, 19 October 2022 were agreed as true and correct record.

6 Site Visit Attendance

The following councillors attended a site visit prior to the committee meeting:

Councillors Ball, Brett, Mahmood, Rice, Wall, Hamidi, Kelly, Mohamed, Shaw and Summers.

7 Planning Application - 223616FUL - Ealing Studios, Ealing Green, W5 5EP

Emma Bunting, Planning Officer, introduced the report and explained that the

application before the Committee was for the demolition of 4 buildings on the Ealing Studios site, and the subsequent construction of 4 buildings to provide studio space for film, television and entertainment production, offices and workshops (Use Class E). The buildings were going to range in height from 4 to 6 storeys tall.

The application site formed part of the wider Ealing Studios site, which itself was in the Ealing Green Conservation Area and Ealing Metropolitan Town Centre. To the immediate west of the site was Walpole Park, and to the east was Ealing Green. Whilst there were no listed buildings within the application site itself, there were 2 Grade II listed buildings within the wider Studio site, and various statutory and locally listed buildings which shared the site's eastern border. The site had an PTAL rating of 5, which represented "excellent" access to surrounding public transportation networks.

Ms Bunting informed the Committee that the principle of the development was entirely supported by national, regional and local planning policy, since it supported and expanded an existing business site, whilst more effectively utilising brownfield land within the site. The proposed development would be screened from view within the Conservation Area, and from adjoining residential streets and parks (with the exception of a brief glimpse along the access road from Ealing Green). However, Ms Bunting further explained that the proposed architecture was going to be "Art Deco" and was going to coherently reference the vernacular of the surrounding buildings on the site. The scheme had received no objections during statutory consultation, instead receiving 4 representations in support.

Ms Bunting informed the Committee that it was the view of Planning Officers that the proposed scheme represented a high quality development which would support the business offer of a nationally and locally significant creative industry. Ms Bunting therefore recommended that the Committee grant the permission for application, subject to conditions and a Section 106 legal agreement.

A briefing note in respect of the application had been produced by Planning Officers, circulated to the Committee and published on the Council's website prior to the meeting. It had provided information on amendments which officers had made to their recommendation since the committee report was published.

There were no speakers registered to speak on this item. The Committee proceeded to ask questions and debate the proposal. Gareth John, Planning Officer, was also in attendance and provided responses to some of the questions posed. In response to questions, officers made the following clarifications:

- Due to the use class designation of the proposed buildings on the site (use class E), any use of office spaces on the site not associated with the film studios in some way was prohibited.

- The amendment to condition 35 outlined in the briefing note was designed to give production companies more flexibility to rent out the office spaces in the future if they were not needed, so long as the offices continued to be used for media uses.
- Whilst the studio spaces were slightly smaller than industry standard size, this was largely due to the physical constraints of the site.
- The site was not going to be available for community uses, although students would continue to be able to use some of the spaces for educational purposes.
- The proposal was in broad compliance with BRE guidelines on daylight and sunlight levels for neighbouring houses. Broad compliance meant that there would be less than a 20% change from existing to proposed levels of sunlight and daylight in the affected windows of habitable rooms in the area. 20% changes were roughly when the change would become noticeable to a resident in a habitable room. The percentage change would generally be a greater concern in the planning process if levels reached 40 – 50% change, where this would represent a significant change.
- Gardens only required 2 hours of sunlight to be BRE compliant. All gardens were compliant.

The Committee proceeded to vote on the application.

RESOLVED:

That for the reasons set out in the committee report, planning permission for application REF **223616FUL** be **GRANTED** subject to:

1. Successful resolution of Planning Conditions of Consent.
2. Satisfactory completion of a Section 106 Legal Agreement.

8 Date of the Next Meeting

The date of the next meeting was Wednesday, 14 December 2022.

Meeting commenced: 7.05 pm

Meeting finished: 7.34 pm

Signed:

R Wall (Chair)

Dated: Wednesday, 14 December
2022