

Minutes of the meeting of the Planning Committee

Date: Wednesday, 28 February 2024

Venue: The Atrium - Perceval House

Attendees (in person): Councillors

D Martin (Vice-Chair), K Sahota, P Driscoll, A Raza, M Hamidi, Y Gordon, M Iqbal,
P Anand, G Shaw, J Ball and G Stafford

Apologies:

R Wall (Chair), S Khan, S Kohli and S Padda

Also present:

J Robertson, J Holland, A Jackson, A Luff

1 Apologies for Absence and Substitutions

Apologies were received from Councillor S Khan, Councillor S Kohli and Councillor S Padda.

Councillor P Anand attended as a substitute.

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

That the minutes of the meeting held on Wednesday 13 December 2023 and Wednesday 24 January 2024 were agreed as a true and correct record.

6 Site Visit Attendance

The site visit was attended by the chair, Councillor A Raza, Councillor Y Gordon, Councillor G Shaw, Councillor J Iqbal and Councillor J Ball.

7 Planning application - 195284FUL - Land opposite Ravenswood Court, Stanley Road, Acton (South Acton)

John Robertson, Planning officer, presented the planning application for the Land opposite Ravenswood Court on Stanley Road, Acton. He outlined the proposal, which involved the demolition of existing structures and the construction of a mixed-use development with varying storey heights (ranging from ground plus part 9 to part 16). The development included industrial space on the ground, first, and second floors, 140 residential units, rooftop amenity space, plant facilities, landscaping, access, car and cycle parking, and other associated works.

Mr Robertson highlighted that the recommendation to grant planning permission was contingent on a Stage 2 referral to the Mayor of London and the successful completion of a legal agreement under sections 106 and 278 of the relevant planning acts. The site was part of a Locally Significant Industrial Site, and the proposed project aimed to replace 77 sqm of existing light industrial space with modern facilities, resulting in a net gain of 717 sqm.

Despite exceeding the 15-storey height limit, Mr Robertson noted that the development aligned with London Policy E7 and Policy E6 of the Reg19 Draft Ealing Local Plan, contributing to industrial capacity and fulfilling public benefits. These benefits included a net gain in industrial floorspace, creation of local jobs, improved access and servicing, public realm enhancements, tree planting, and the provision of 42 affordable flats.

While facing substantial objections from local residents and groups, Mr Robertson emphasised that the project underwent significant revisions in response to pre-application and post-application negotiations with relevant authorities. Changes include a reduction in building height, a decrease in the number of flats, adjustments to the housing mix, and alterations to the scheme from Build to Rent to conventional market sale/affordable units.

Acknowledging the conflict with Ealing and London Plan policies regarding tall buildings, Mr Robertson argued that the development adheres to key design criteria, aligning with the South Acton LSIS Masterplan initiated by the Council. He asserted that the proposal conforms to the principles of both Policy E7 of the London Plan and Policy E6 of the Reg 19 Draft Ealing Local Plan.

The visual impact appraisal indicated that the proposed development would have a moderate and beneficial effect on views, contributing to the changing townscape of South Acton. The Heritage Assessment found no harmful effect on nearby heritage assets, and the impact on neighbouring properties was deemed acceptable. The proposed mix of unit sizes, tenure, and amenities

met standards, with 42 affordable flats and communal spaces.

Despite falling below, the London Plan target for Urban Greening Factor, the proposal was deemed acceptable due to site constraints. The applicant addressed concerns about overshadowing and wind effects on adjoining allotments, providing information indicating sufficient sunlight for horticulture. Transport-related concerns were addressed through a Section 106 agreement, including financial contributions for highway improvements. Pollution and Technical Services raised no objections, with appropriate conditions applied to address noise and air quality concerns. The proposed energy strategy, endorsed by the Council's Energy Adviser, aligns with sustainability requirements.

In conclusion, Mr Robertson confirmed that the benefits of the proposed development, such as increased housing stock, modern industrial space, affordable units, and contributions to infrastructure, outweigh its limited deficiencies. He recommended conditional approval, subject to legal agreements under sections 106 and 278.

In response to questions from the committee Mr Robertson confirmed that the full height of the development was ground plus 16 stories. Members of the committee had concerns with the development being over the recommended height and daylight. However, the committee commented that the application that developers had made great progress. However, the committee was pleased with the good public engagement, improvements to pedestrian access, greenery, affordability, and safety implications.

RESOLVED:

That for the reasons set out in the committee report, planning permission for application **REF 195284FUL** be **GRANTED** subject to:

1. Stage II referral to the Mayor of London
2. The satisfactory completion of a legal agreement under section 106 of the Town
3. Country Planning Act 1990 (as amended) and section 278 of the Highways Act 1980

8 Planning application - 231285FUL - 8 -10 Greenock Road, Acton, W3 8DU (South Acton)

Joel Holland, Planning officer, introduced the proposal for the construction of a stepped building reaching up to 18 storeys. The building would comprise flexible industrial space (Class Eg (iii)/B2/B8), a café (Class E), and 124 residential units. The development included various amenities such as off-street servicing areas, blue badge parking, refuse facilities, cycle storage, plant rooms, landscaping, and amenity space, along with associated works. The recommendation to grant planning permission was contingent on the satisfactory completion of legal agreements under Section 106 of the Town and Country Planning Act 1990 (as amended).

The application seeks full planning permission, involving the demolition of the

existing industrial building and the construction of a mixed-use building with varying storey heights. The ground, first, and part second storeys would house industrial space, providing a cumulative floor space of 2,159 sqm—an increase from the existing 1,750 sqm. The upper levels would accommodate 124 residential units.

Situated in a relatively isolated part of the South Acton Locally Significant Industrial Site (LSIS), the proposed development aligns with the co-location principles outlined in Policy E7 of the London Plan. While exceeding recommended height limits, the scheme offers significant benefits, including improvements to Greenock Road, a new one-way system, increased footpath widths, street trees, lighting, and more defined loading and parking areas. The proposal also contributed additional open space beyond the Masterplan requirements.

The Agent of Change principle has been considered, and with recommended conditions, it was deemed that industrial and residential use can coexist without compromising LSIS's continued operation and viability.

The proposed residential units adhere to various planning policies, ensuring good quality living conditions, compliant floor spaces, adequate access to daylight and sunlight, and measured addressing noise and air quality concerns. The Affordable Housing offer meets policy requirements, with a 60/40 tenure split in Favour of London Affordable Rent over Shared Ownership.

The design of the development was praised for its high quality, incorporating strong articulation, variation, and architectural references to South Acton's industrial heritage. Tall Buildings and Heritage policies have been considered, with the site deemed appropriate for a tall building, causing 'less than substantial harm' to heritage assets within long-range views.

Concerns raised during the consultation regarding impacts on neighbouring properties and allotment gardens have been addressed through a thorough Technical Assessment, concluding that impacts were generally acceptable.

The development promoted a car-free approach, offers sufficient cycle parking, and encouraged a modal shift towards sustainable transportation. Although the site's current accessibility conditions were noted as poor, the proposed adoption of Greenock Road and contributions to public realm improvements aim to enhance safety and accessibility for future residents. The Council's Energy Consultant supports the scheme, anticipating a significant reduction in site-wide CO2 emissions through "Lean" efficiency measured "Green" renewable energy.

The proposed development aligns with the Council's priorities, vision, and strategy by delivering more modern and flexible industrial capacity and providing good quality homes with an attractive affordable housing offer. The well-designed scheme contributed positively to the overall goals outlined in the Council Plan.

Simon Harrison, an objector to the development, made a representation to

the

Committee which included the following key points:

- that the height of the development was too high
- that the development would change the character of the street, and
- that the development would cause financial damage to residents living on the street

Simon Toplis, on behalf of the applicant, spoke in favour of the application.

The representation made the following key points:

- that the development offers affordable housing
- that the development was carefully considered by officers which deemed it to be acceptable, and
- that natural light in the allotments with daylight guidance.

Joel Holland commented that the potential maximum height was 15 stories and the report acknowledged that the development was 3 extra stories too high.

In response to questions from the committee, Mr Holland confirmed that the amenities spaces will be usable for children's formal place, the café was in proposal description so will be used as café or food space and that the noise impact will come through in the noise assessment provided. He also confirmed that marginal as three stories, that the larger podium was 18 stories with the short stories being then 15 and 12 stories high. Mr Holland confirmed that this instance was a one-off case that will allow the height of the building.

Members of the committee had concerns with the height of the building and what affect that will have on the street and the lack of space or children. However, members of the committee were happy with the design and believed the building to be good promotion for affordable housing.

RESOLVED:

That for the reasons set out in the committee report, planning permission for application **REF 231285FUL** be **GRANTED** subject to:

1. Stage II referral to the Mayor of London,
2. The satisfactory completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended)

9 Planning application - 224830FUL - 41- 49 Stirling Road, Acton, W3 8DJ (South Acton)

Joel Holland, presented the planning application for the property at 41-49 Stirling Road, Acton, W3 8DJ. The proposed development entails the demolition of existing structures and the construction of a mixed-use development featuring the following components:

- 943 sqm of industrial floorspace (an 11% increase compared to the existing)
- 51 new residential dwellings
- A building height of 12 storeys
- Communal amenity and children's play spaces on rooftop areas
- Ancillary refuse and cycling storage.

The committee was recommended to grant planning permission, subject to a Stage 2 referral to the Mayor of London and the satisfactory completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) and section 278 of the Highways Act 1980 to secure the outlined items.

This application, seeking full planning permission, involved the demolition of the existing industrial building and the erection of a mixed-use building with a maximum height of 12 storeys. The ground and first floor levels will house industrial space spanning 943 sqm. From the second floor and above, a total of 51 homes were proposed, offering a diverse mix of housing types. The scheme aligns with the co-location principles established by Policy E7 of the London Plan, contributing to an 11% increase in industrial space, meeting the needs of E(g)(iii)/B2 and B8 use classes.

While previous schemes adhered to a superseded Hawkins/Brown Masterplan, the current proposal aligns with the recently ratified South Acton Locally Significant Industrial Site (LSIS) Masterplan initiated by the Council. The Agent of Change principle has been considered, and with recommended conditions, it was believed that industrial and residential use can coexist without compromising the viability of LSIS.

The proposed residential units adhere to various planning policies, ensuring good quality living conditions, compliant floor spaces, adequate access to daylight and sunlight, and measures addressing noise and air quality concerns. The Affordable Housing offer meets policy requirements, with a total provision of 37.4% by Habitable Room (35.2% by unit) and a tenure split favouring London Affordable Rent over Shared Ownership.

The design of the development was of high quality, contributing positively to the local character. It included variations and articulations to activate frontages on Bollo Lane and Stirling Road, enhancing safety and visual interest. Transport and Highways considerations include a car-free scheme, cycle parking, and proximity to public transport nodes. Footpath improvements and on-street servicing will be secured through a s278 agreement.

The Council's Energy Consultant supports the proposed Energy Strategy, anticipating a significant reduction in site-wide CO₂ emissions. Carbon offset and energy monitoring contributions have been secured. In summary, the proposed development aligns with the Council's priorities, vision, and strategy, delivering more industrial capacity in a modern and flexible housing offer. Approval was recommended, subject to a Stage II

referral to the Mayor of London and the completion of s106 and s278 agreements.

Leo Hall, an objector to the development, made a representation to the Committee which included the following key points:

- that there were concerns with the development increasing the rent of local trading estates
- that there were concerns with the architecture of the building and
- that the current developments feel overbearing

Harry de Lotbiniere, on behalf of the applicant, spoke in favour of the application.

The representation made the following key points:

- that the development was designed to follow neighbouring developments
- that the development was at a high quality, and
- that the development enhanced commercial spaces

In response to questions from the committee, Mr Holland confirmed that the development being close to residential properties meant that building needs to be appropriate. Development will be subject to environmental control, if there were any concerns from residents, the council could step in. Mr Holland also commented that Residential refuse will continue with regular hours and that sound insulation should address any noise pollution concern.

Members of the committee commented that there was concern of traffic in the area, however, the focus on film and TV was welcomed, it was well designed, and that there were positive views on the green space.

RESOLVED:

That for the reasons set out in the committee report, planning permission for application **REF 224830FUL** be **GRANTED** subject to:

1. Stage II referral to the Mayor of London
2. The satisfactory completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended)
3. Section 278 of the Highways Act 1980

10 Date of the Next Meeting

The next meeting will be held on 24 April 2024.

Meeting commenced: 7.00 pm

Meeting finished: 8.29 pm

Signed:

Dated: Wednesday, 24 April 2024

