

Minutes of the meeting of the Planning Committee

Date: Wednesday, 24 January 2024

Venue: The Atrium - Perceval House

Attendees (in person): Councillors

R Wall (Chair), D Martin (Vice-Chair), P Driscoll, T Mahmood, A Raza, M Hamidi, M Iqbal, S Padda, G Shaw, C Summers, G Busuttil and J Gallant

Apologies:

L Wall

1 Apologies for Absence and Substitutions

Apologies were received from Councillor L Wall.

2 Urgent Matters

There were none.

3 Declarations of Interest

Councillor Summers declared that his wife was a governor at Northolt High School. He had campaigned in the past for improvements to the school buildings at Northolt High School. Councillor Summers did not consider that he had a pecuniary interest in the matter and indicated that he had an open mind about the proposals.

Councillor Gallant declared that he was a member of the Mill Hill Residents' Association. He did not consider that he had a pecuniary interest in the matter and indicated that he had an open mind about the proposals.

4 Matters to be Considered in Private

There were none.

5 Minutes

There were none on this occasion.

6 Site Visit Attendance

The following committee members attended site visits prior to the meeting:

Councillors R Wall, Martin, Raza, Padda, Summers, and Gallant.

7 Planning application - 215858FUL - Library for Iranian Studies, Crown

Street, Acton W3 8SA (South Acton)

John Robertson, Planning Officer, introduced the report and explained that the application before the Committee was for the redevelopment of the existing Library for Iranian Studies on Crown Street, Acton. The proposal was for the demolition of the existing building on the site and the construction of a part nine, part eight and part three storey building in its place containing a cultural centre, library and café on the ground and first floors, as well 105 room student units on the upper floors.

The existing Library for Iranian Studies occupied Woodlands Hall, located on the western side of Crown Street within the Acton Town Centre. It was just outside the Acton Town Conservation Area, which lay just to the north and east of the site, and which included Woodlands Park, which adjoined the site. The Mill Hill Conservation lay just to the south of the site. The existing library building was not fit for its purpose as a library building.

There was broad policy support for the expansion of the library on the site. It was a cultural centre and made a positive impact to the Acton Town Centre. The provision of 105 student units was supported by officers as it contributed to unmet student housing needs in Ealing, which was confirmed by a needs assessment report submitted with the application. Mr Robertson noted that the provision of affordable student units was low in comparison to the 35% target, the final proposals had resulted from exhaustive discussions on the feasibility of greater affordable provision, including 4 separate viability assessments by the Council's viability assessors.

Mr Robertson provided wider details about the scheme, including details of design, height, amenity impact, ecology of the scheme, as well as a summary of the statutory consultation responses.

Mr Robertson concluded by informing the committee that it was the opinion of officers that the scheme was going to provide a number of planning and regeneration benefits, including provision of an improved cultural facility, 105 students units and the provision of a café open for the local community. Taking into consideration relevant local and national planning policies, Mr Robertson recommended the application for approval subject to Section 106 and 278 legal agreements.

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 notes and clarifications to the report, as well as details of further objections received and applicant's responses.

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

- The development was going to reduce the light to all 5 of the ground floor windows of 38 Crown Street, which was the house directly

opposite the development. The 5 windows of the house served the living room, kitchen and dining room.

- The developer submitted a daylight sunlight report which contained errors. It listed 38 Crown Street as part of the flats to the left of the building as seen from the street. It described the impact on some of the windows as mitigated by others, although these other windows were either obscured or were part of a self-contained room which shed no light onto other rooms. The report was submitted shortly before the application was listed as being brought to the committee, which meant Mr Santos did not have time to seek advice on the contents of the report.
- Overall, Mr Santos considered there was going to be a 40% reduction in light to the rooms affected. The potential overshadowing by the proposed development breached BRE guidelines and Ealing Development Management Plan 2013.

Mohit Mamudi, on behalf of the applicant, spoke in favour of the application. The representation made the following key points:

- The scheme had been brought forward by a charity with no profit motives. The applicant's ambition was to provide a new fit for purpose cultural and community centre.
- The proposals before the committee were the best viable option available for the site.
- The contribution towards the provision of student accommodation in Ealing, and the applicant had already received three expressions of interest from local universities about using the rooms.

The Committee asked questions and debated the proposal. In response to some of the questions and points raised, officers confirmed that:

- The 105 rental units were reserved for students by legal agreement. The applicant was required to provide proof an agreement with a suitable educational institution as one protection against the units being used for other purposes.
- The proposals had the effect of providing more natural surveillance over the park, as well CCTV in and around the buildings, which were improvements for the overall community safety in the vicinity of the site.
- The boundaries of the scheme were considered well defined, with the boundaries located at the walls of the proposed building apart from at the café, where dwarf railings were requested to demarcate the site from the park.
- The development was across the road from 38 Crown Street. The day light sun light report considered a wide range of factors, and the distance between the development and the house in question was not a determining one.
- The threshold for affordable student accommodation was set by the Mayor of London. Generally, it was set to be up to 55% of the average

income of a student living away from home in London.

- 10% of the affordable student accommodation was going to be adapted for disabled use.
- The applicant had confirmed that all adjustments to the scheme required to respond to the London Fire Brigade's comments could be resolved at the final design stage.

The Committee proceeded to vote on the application.

RESOLVED:

That for the reasons set out in the committee report, planning permission for application REF **215858FUL** be **GRANTED** subject to:

1. Successful resolution of Planning Conditions of Consent;
2. Satisfactory completion of a Section 106 and 278 Legal Agreements; and
3. A Community Infrastructure Levy payment to the Greater London Authority.

8 Planning application - 233596FUL - Northolt High School, Eastcote Lane, Northolt, UB5 4HP (Northolt Mandeville)

Christopher Neelands, Planning Officer, introduced the report and explained that the application before the Committee was for the phased redevelopment of Northolt High School to provide a part two and part three storey educational building for use as a 6 form entry secondary school, with a sixth form and an additional resource provision. The proposals included an extension to the existing sport pitches and the installation of a three court multi-use games area (MUGA).

The site was located on the western side of Eastcote Lane in Northolt (Northolt Mandeville Ward). The surrounding area was largely residential and comprised of two storey dwellings and three to four storey blocks of flats. The existing buildings on the site comprised buildings ranging from 1 to 3 storeys.

Mr Neelands outlined the key considerations of the scheme. The proposals were considered a better use of the space on the site and resulted in an increase in sports playing facilities. It included an additional resource provision, which was a kind of provision for which there was significant demand in London. The scheme's impacts on neighbour amenity, transport and access, and energy and landscaping were noted. Although the proposals included the felling of 8 trees, one of which was considered to be high value, this concern was considered was to be mitigated by proposals to plant 32 new trees and to make a financial contribution of £53,000.

Mr Neesland concluded and informed the committee that it was the opinion of officers that the proposals would significantly improve educational facilities on the site, allow for provision of 30 additional resource provision places, and enhance sport facilities. Accordingly, officers recommended the scheme for

approval, subject to conditions and the internal transfer of financial contributions from the London Borough of Ealing Education Department.

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 to the recommendation, including an amendment to the approved drawings and the condition relating to enclosures and sound barriers.

The Committee asked questions and debated the proposal. In response to some of the questions and points raised, officers confirmed that:

- There was not a demonstrable present or future demand for higher school places at the school. However, there was a growing demand for Additional Resource Provision places, which was part of the rationale for the provision of the ARP.
- The exact details of the permitted access to the site were to be finalised in management plans which the developer was required to submit as part of the planning process.
- There was going to be some interruption to access to sporting facilities during phase 2 of the development.

The Committee proceeded to vote on the application.

RESOLVED:

That for the reasons set out in the committee report, planning permission for application REF **233596FUL** be **GRANTED** subject to:

1. Successful resolution of Planning Conditions of Consent;
2. Payment of financial contributions (via an internal transfer from the London Borough of Ealing Education Department)

9 Date of the Next Meeting

The date of the next meeting was 28 February 2024.

Meeting commenced: 7.01 pm

Meeting finished: 8.04 pm

Signed:

Dated: Wednesday, 28 February
2024