

Minutes of the meeting of the Planning Committee

Date: Wednesday, 18 January 2023

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

Attendees (in person): Councillors

R Wall (Chair) P Anand, J Ball, L Brett, G Busuttil, S Kumar, T Mahmood (Vice-Chair), M Rice, K Sahota, A Kelly, F Mohamed, G Quansah, G Shaw and Y Gordon

1 Apologies for Absence and Substitutions

Apologies were received from Councillor Jon Ball and Councillor Gary Busuttil was present as his 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

RESOLVED:

That the minutes of the meeting on Wednesday, 23 November 2023 were agreed as a true and correct record.

6 Site Visit Attendance

It was noted that the following members of the Committee had attended site visits prior to the meeting:

Councillors P Anand, Busuttil, Brett, Rice, Sahota, Wall, Kelly, Quansah, Shaw and Gordon

7 Planning Application - 223090FUL - Sherwood Close (Former Dean Gardens Estate), West Ealing, London, W13 9YP (Walpole)

The Chair notified the Committee that this item had been withdrawn from the agenda after it was published.

8 Planning Application - 223093HYBRID - Land at Singapore Road and Green Man Lane, Green Man Lane, West Ealing, W13 0SN (Hanwell Broadway)

Joel Holland, Planning Officer, introduced the report and explained that the application before the Committee was for hybrid planning permission for Phase 4 of the Green Man Lane Estate. The application sought full planning permission for the demolition of all buildings and the construction of new blocks ranging in height from 5 to 16 storeys as well as outline consent for the creation of a Community Use Space on land to the west of Romsey Road. The proposal was going to deliver a total of 183 affordable new homes, with a mix of types of housing including family housing. Whilst the proposal was going to result in a reduction of the number of units with social rent tenure, there was going to be an overall uplift in floorspace for social rent.

The application site had frontages to Singapore Road to the south and to Felix Road to the north. Earlier stages of the Green Man Lane development were located to the west of the site. Many of the existing buildings which were going to be demolished on the site itself dated back to the 1970s and the original Green Man Lane Estate. The site was in West Ealing and was within close proximity to good transport links and local amenities. Mr Holland noted some of the local heritage assets which had been considered as part of impact assessments of the proposals, and these included Ealing Green, Hanwell Cemeteries Conservation Area and the local heritage asset, Ealing Magistrates Court.

Mr Holland outlined some of the history of the redevelopment of Green Man Lane estate, including details of the original consent for regeneration in 2010. Whilst Mr Holland noted that the present application was proposing tall buildings higher than those set out in the 2010 consent, it was officers' view that the scale of the development was consistent with the emerging character of the area, taking into consideration new and consented schemes since 2010. It was noted that the proposed development included buildings which fell within the definition of a tall building, as defined by the London Plan.

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. Details were given of amendments to the recommendation made in the original committee report. Mr Holland noted that the applicant had submitted amendments to their proposal after, firstly, the National Fire Chiefs Council had issued a policy statement that, in their opinion, all new residential tower blocks of at least 7 storeys (18m) should require more than one staircase, and, secondly, the Government had issued a consultation paper on introducing a threshold whereby residential buildings above 30m in height should be designed and built with 2 staircases. To demonstrate that such requirements could be met, the applicant had submitted drawings of how the application could be amended to include a second staircase in the proposed buildings over 30m on the site. Mr Holland noted that the submissions showed that the addition of a second staircase was only going to impact the provision of market value units and not the

proposal's provision of affordable housing apart from a slight increase by proportion of affordable units.

Given that these changes had occurred shortly before the Committee meeting, and that these new submissions were not yet fixed, officers had amended the recommendation set out in the committee report. In light of the new developments, Mr Holland recommended that the Committee agree permission in principle subject to conditions, a Section 106 Legal Agreement and a Stage II referral to the Mayor of London, and to delegate a final decision on granting the application to the Head of Development Management following consultation with the Chair of Planning Committee. The delegated decision was going to be based on satisfactory changes to the scheme to reflect the requirements for an additional staircase to buildings over 30 metres and based on no loss of agreed affordable housing. It was officers' view that the proposal was going to realise the potential of the site for housing delivery within the Borough, including the provision of genuinely affordable homes for local residents.

There were no speakers on this item. The Committee therefore proceeded to ask questions and debate the proposal. In response to some of the questions and points raised, officers clarified that:

- The Section 106 Legal Agreement contribution for carbon offsetting was likely to change over time as the energy sources used by the development were decarbonised.
- The reallocation of Dean Hall as a community space was subject to further negotiation and there was not a specific timeframe for its delivery. The application, subject to agreement, was going to guarantee the Dean Hall area as a community space.
- Due to the scale of the proposal, it had not been possible to carry out tests relating to day light and sun light for each unit. The tests were carried out on a sample of units, and those that were picked were chosen with a view to find the worst-case scenario in terms of day light and sun light levels for the development.
- There was no loading bay proposed on the development because one already existed on Green Man Lane.
- There was going to be a compliant provision of disabled parking on the development, with spaces allocated on a secondary route around the development which was going quieter than others.
- Condition 35 of the application required the applicant to engage with the Metropolitan Police during the development. This was partly in answer to the consultation response from the police for the development to be "secure by design".
- There was general support for the application by a community review panel.
- Whilst the provision of play space on the application site was below the calculated requirement, officers considered that the play space proposed on the site represented good quality provision. A financial contribution was required to the relevant Council department by the applicant because the proposal's provision fell below the calculated

requirement.

- Concerns about attracting anti-social behaviour on the site were mitigated via the requirement for ongoing consultation with the Metropolitan Police about the detailed designs of development.
- Parking permits were going to be transferred across to their new homes for existing residents who were being rehomed. Given the high PTAL rating of the site, it was hoped that many residents were not going to need a personal car.

Further clarification on the inclusion of second staircases in the proposed buildings over 30 metres was given to the committee by officers. The committee was referred to the briefing note where there was an explanation of the new proposals, and it was noted that there had been information given at the site visit for the application prior to the meeting.

The Committee proceeded to vote on the application.

RESOLVED:

That for the reasons set out in the committee report, planning permission for application REF **223093HYBRID** be **GRANTED** in principle subject to:

1. Successful resolution of Planning Conditions of Consent;
2. Satisfactory completion of a Section 106 Legal Agreement;
3. A Stage II referral to the Mayor of London; and
4. A final decision to grant planning permission delegated to the Head of Development Management following consultation with the Chair of Planning Committee on the basis of satisfactory changes to the scheme to reflect the requirements for an additional staircase to buildings over 30 metres and on the basis of no loss of agreed affordable housing.

**Councillors Mohamed and Rice were absent for the first part of this item and missed some of the debate. They contributed to the discussion but did not vote.*

9 Date of the Next Meeting

Meeting commenced: 7.00 pm

Meeting finished: 7.52 pm

Signed:

Dated: Wednesday, 1 March 2023

R Wall (Chair)