

## **PLANNING APPLICATIONS COMMITTEE MINUTES**

**Tuesday 20 April 2021 at 7.00 pm**

**Held via Microsoft Teams**

**PRESENT:** Councillor Scarlett O'Hara, Councillor Ben Kind, Councillor Jessica Leigh, Councillor Mohammed Seedat, Councillor Joanne Simpson (Vice-Chair), Councillor Becca Thackray and Councillor Clair Wilcox (Chair)

### **1. DECLARATION OF PECUNIARY INTERESTS**

There were none.

### **2. 10 PASCAL STREET (OVAL) 20/02331/FUL**

Case No. 20/02331/FUL, (agenda item two, page one of the agenda pack, and page one of the addendum).

The Planning Officer gave a presentation which included a summary of the report and Members were advised of the key material planning issues for consideration. The proposed development comprised of four buildings between five to 21 storeys. The site area was 0.65 hectare, located on the eastern side of Wandsworth Road and northern side of Pascal Street. The site was within the central activity zone, was not located in a conservation area and there would be no harm to the heritage assets or their settings. The site benefits from an extant planning permission, that was granted in 2016, which includes 332 residential units including 84 affordable, a commercial block and new public realm. The proposed development would deliver 479 Built to Rent units including 176 affordable units, new public realm and a commercial unit. There would also be access to cycle storage units in the basement levels of the building, which would be for residents' use. The roof of the buildings would include amenity spaces, biodiverse green roofs and plant areas. Members were shown images of the site, its context, proposed materials and design, and existing and proposed views.

The proposed housing would be Built to Rent (BtR) and the covenant period would be compliant with Policy H11 of the London Plan. Affordable housing would be provided at 40% of all habitable rooms with 155 units provided at London Living Rent equivalents and 21 units at Lambeth Tenancy Strategy (LTS) equivalents. A review mechanism would be secured to increase the proportion of LTS units if viability improves. The proposed unit mix, when considered in the context of the extant permission as a material planning consideration, was more balanced than the previous scheme. The Council's external daylight consultant outlined the key issues relating to daylight and sunlight and privacy mitigation measures were also shown. There would be 2189 square metres of internal and external amenity space, with 852 square metres of play space available to all residents. The development would be car permit free with the exception of blue badge holders, and the development includes a range of sustainable transport measures and would not cause harm to the transport network. There would be a 56% reduction in carbon emission beyond Part L of the 2013 Building Regulations and a financial contribution would be secured to achieve 0 carbon.

The applicant's representatives then provided the following information in support of the application:

- The proposal would provide genuinely affordable homes with high levels of occupancy. It was designed to create sustainable communities and build long term relationships with both residents and Lambeth as a whole.

- A number of indoor and outdoor amenity spaces would be provided along with a public children's play space. The Community was at the heart of the plans and there would be dedicated on site staff and flexible tenancies.
- The original plans had been redesigned to create more homes. The public realm had been designed for pedestrian routes through and around the site creating vital connections to the station.
- Supportive feedback had been received from the local community. The development was powered by electrical and solar energy and was designed to achieve excellent sustainability credentials. Residents would benefit from cycle parking provision, a car club membership and cycle hire.

Officers provided the following information in response to Members' questions:

- In response to why the new proposed development did not include the angled roof from the initial plans, Officers indicated that the simplified roof form benefited the communal facilities. While the heights at the front of the site have been increased, there would be sufficient differentiation in the heights and the brick work to set the blocks apart.
- Officers confirmed that the triangular layout of the blocks follows on the extant consent and the development incorporates angled windows and various projections to maximise the quality of accommodation.
- Officers confirmed that the wheelchair accessible apartments would be spread throughout the development and would be near to the elevator for easy access. The circulation space would need to comply with Building Regulations. The size of the ground floor lobby would be small and residents would go straight up to the main deck with the reception, foyer and communal spaces.
- Members questioned the wind tunnel effect on Wandsworth Road and Officers stated that wind specialists had assessed the area for the impact of the wind comfort level and confirmed that no mitigations measures were required at street level. Wind screens would be incorporated in the design of the roof terraces.
- Members were concerned of the units facing the south of the building possibly overheating and Officers stated that the orientation and risk of solar gain in the south facing units would be mitigated by smaller window sizes and the balconies offering shade from the sun. The overheating strategy had also been assessed by the GLA and it was highlighted that the energy system incorporated would be able to temper temperatures in addition to provision of blinds. Officers confirmed that single aspects units include smaller unit sizes rather than family sized units. It was confirmed that access to the blocks would be secure for residents, with a 24-hour security covering all blocks and the applicant had discussed the safety aspect with the Metropolitan Police who were satisfied.
- Access to the cycle stores would be through the elevator. The applicant had investigated reducing the number of doors residents would have to go through, however due to fire regulations, this had not been possible.
- There would be CCTV throughout the building, however Officers were unsure as to whether they would be implemented in between the cycle stores. In relation to adapted cycles, Officers confirmed that a required percentage of cycle stands would include adapted bikes and that the proposed elevators can accommodate some types of non-standard cycles. A condition would secure further investigation into a possibility of delivering larger lifts.
- Visitor cycle stands would comply with the new London Plan standards and would be easily accessible.

- In relation to the proposed development offsetting to reach carbon neutral, Officers confirmed that the application was accompanied by a Whole Life Cycle Assessment. Although it was not required for the application, as it was submitted before adoption of the London Plan, a sustainability consultant had confirmed that it followed the plan requirements and complied with the conditions. It was also highlighted by Officers that the proposed development contributed to 56% carbon reduction on site. Officers confirmed that the level of financial contribution to offset carbon emissions were proportionate to the scale of the development.
- Officers confirmed that residents of all blocks would have access to all amenity areas.
- The Lambeth Tenancy Strategy (LTS), which was adopted in 2020, provided guidance on the preferred housing products including for BtR schemes. The rent levels set out in LTS include target rents for family sized units and were more affordable than London Living Rents (LLR).

The Committee considered the information provided by officers in conjunction with the report before making the following observations:

- Members recognised the benefits of the new roof form, which outweighed the harm of the new design. The scheme optimised the use of the site and delivered benefits such as affordable housing, the uplift in three-bedroom family sized units and play spaces.
- The tree planting, ecological features and improvements to the public realm were welcomed. Members liked the potential for a centralised energy source and heat reduction from the tube.
- Members were disappointed with the large carbon offset contribution and stated that the building should have aimed to be built shorter.
- Members thought the removal of the large penthouse units and the detailed design in materiality in bricks looked as if it was made of good quality, which would be a good contribution to the area.
- Easy access for cyclists who wanted to store their cycles in the basement level was important and Officers in the design stages should be able to pursue the possibilities of doors that cyclists would have to go through to store their cycles.

20/02331/FUL:

It was MOVED by Councillor Wilcox, SECONDED by Councillor Kind, and

RESOLVED, unanimously

1. To GRANT conditional planning permission subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) containing the planning obligations listed in the report and any direction as may be received following further referral to the Mayor of London.
2. To agree to delegate authority to the Director of Planning, Transport and Sustainability to:
  - a. Finalise the recommended conditions as set out in the report, addendums and/or PAC minutes; and
  - b. Negotiate, agree and finalise the planning obligations as set out in the report, addendums and/or PAC minutes pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).
3. In the event that the Section 106 Agreement is not completed within 6 months of committee, delegated authority is given to the Director of Planning, Transport and Sustainability to refuse planning permission for failure to enter into a section 106 agreement for the mitigating

contributions identified in the report, addendums and/or the PAC minutes.

At 8:41pm the meeting was adjourned for five minutes.

### **3. CLAPHAM COMMON (CLAPHAM COMMON/CLAPHAM TOWN) 21/00180/RG3**

Case No. 21/00180/RG3, (agenda item three, page 121 of the agenda pack, page one of the first addendum and page one of the second addendum).

The Planning Officer gave a presentation which included a summary of the report and Members were advised of the key material planning issues for consideration. The development proposed 11 events over a 52-day period, with four major event days across one weekend. The Common as a large public open space and this application was for solely for events on the Lambeth side of the common. There would be one major, three medium and seven small events.

The Common was classed as Metropolitan Open Land (MOL); only 10% of the common would be fenced off and the public would always have access to 90% of the common. The proposal would not harm the character and appearance of the Clapham conservation area and surrounding conservation areas. The proposal would not harm the setting or significance of the heritage assets. All events would be required to comply with the Event Lambeth Guidance on the Control of Sound at out-door events. This outlined 3 noise monitoring points for the major event, and condition 16 ensures a fourth noise monitoring point was secured at Notre Dame Estate. Furthermore, a noise management plan for Festival Republic was required to be submitted via condition 17.

All medium and major events would take place in areas of amenity grassland or hard standing, which would minimise their impact. Grass protection is carried out as part of the terms and conditions for hire. For each event, the level of any damage is determined during a site walk with the event organiser, the Council's Parks team, and the Events team. Damage is assessed based on pre and post-event surveys. A proposed programme of reinstatement is drawn up. This discussion informs aspects of the proposal that could be improved in the future, and further measures that may be considered necessary. For each event, the organiser will be required to submit a bond to Event Lambeth.

Applications for events held on the Common were required to be accompanied by a waste management plan, which is assessed by EventLambeth as part of the event applications process. Furthermore, condition 6 requires all waste, refuse and recycling to be removed from the relevant event site and the area within 10m of the perimeter of the event site 1 day after completion of de-rig.

Following the officer's presentation, objectors made the following points:

- The online consultation records received 318 comments and 315 of them were against the proposals. It was clear that residents did not want a 'blanket' permission to be granted.
- One proposed event involved the use of the Common for 29 consecutive days in the middle of the summer school holidays and could involve 320,000 visitors.
- Other concerns expressed included noise, criminality and anti-social behaviour.
- The volume of events on the Common had caused a significant amount of damage and some of the Common now seems irreparable.
- The move to the redgra site and the fairground in Wandsworth was not considered a good idea because of their closeness to wildlife and the limited amount of access points. The site had been used recently without any consultation.

The applicant's representatives then provided the following information in support of the

application:

- This easily accessible space, aside from being used for events, was popular with dog walkers, recreational use, personal fitness, training sessions, bootcamps and organised sports games. It had become evident that this sports usage also impacted the ground conditions, without the maintenance that dedicated sports areas had. It was the cumulative result of all these activities that had led to the poor ground condition.
- The only enhanced ground maintenance work in that location was from pre and post event work, funded by the events team and the event organisers. In 2018 the events team looked at allocating surplus income to a wholesale reconditioning project for this site. This was postponed to September 2020.
- The reconditioning project has undertaken intensive ground decompaction, stripped vegetation and top layer of soil, amelioration – adding sand to clay soil to increase absorption and aid drainage, new top layer of nutrient rich soil, overseeding with a seed mix used in sports / high usage and fertilising.
- This application is not one that permits EventLambeth “carte blanche” to hold events on Clapham Common and as in previous years does not include Electric Winter.
- It was also clear that there had been some incorrect information circulated about this planning application. Even with planning permission there was no guarantee an event will be given permission to take place until they had met all the EventLambeth Criteria.

The following representations were made by Ward Councillors:

Councillor Linda Bray made the following points:

- Objected to the use of 'blanket' permission and that major events would result in the common being out of use to residents. A 'blanket' permission was only appropriate if it related only to small events and the application included at least one major event. The Common was an especially important place this year as people were not able to go on holiday and there would be two major events on successive weekends.

Councillor Joanna Reynolds made the following points:

- She was not against the events but considered the 'blanket' permission unacceptable. Clapham Common had been particularly important for the community over the pandemic but had been fenced off for a long time. It was asked that the Committee look at the total impact of blanket events and the time the common would be out of use for the residents.

Officers provided the following information in response to Members' questions:

- The term 'blanket' permission was mentioned by objectors and Officers advised that making one application enabled Members to see proposed events holistically and comprehensively.
- The application was not seeking a 'blanket' permission in the sense of a permission for an unspecified number and duration of events. The application had clearly identified the events scheduled and the size of them. The events would last up to 56 days of the calendar year and the permission sought extended to the associated temporary installations.
- Members discussed the issue of having information on the Lambeth events but not the Wandsworth events as it would still have an impact on biodiversity and noise pollution. Officers stated that the sound levels would be the same as previous years, as per Event Lambeth Guidance.
- The number of cycle spaces for those attending the events would be decided depending on the size of the event and how much cycle space would be required.
- The 2019 travel survey took note of how people travelled to the event, with sample sizes

of 4% and 9% out of 30,000 and 50,000 customers, respectively.

- Officers found that it was best to conduct face to face surveys to capture people's travel patterns, and the surveys demonstrated that cycling mode share was low and those who took part were not aware of the cycle parking available. There would be more promotional material used to advertise the cycle parking available for the events taking place in 2021.
- There would be a reinstatement programme as part of the terms and conditions of the hire of the land, whereby the event organiser would submit a bond to cover the cost to repair the land. In the winter of 2020 and spring months of 2021 remediation measures had been put in place since there had been no events since August 2019. Officers had planned for the site to be used as soon as the work was completed.
- Event Lambeth officers confirmed that if the ground was damaged after the event, they would carry out ad hoc repairs to improve the quality. The Events Team were working with Lambeth Parks team around the key measures for improving the ground quality. The income generated from the events could fund the ground maintenance programme for the year.

The Committee considered the information provided by officers in conjunction with the report before making the following observations:

- Reference to a 'blanket' permission had made in several of the representations to the Committee.
- Members had differing views on the negative impact that the events would have on biodiversity.
- A large festival event in Lambeth would bring individuals from other boroughs to support local businesses.
- There was a strong argument for a single major event to be considered separately due to the number of days of the large event.
- Members asked for more to be done to survey people who come to smaller events in relation to cycle parking usage.

At 10pm the committee elected to proceed with the meeting for a maximum of a further 45 minutes in order to conclude the remaining matters of business.

21/00180/RG3:

It was MOVED by Councillor Wilcox, SECONDED by Councillor Simpson, and

RESOLVED, by six votes for to one against

1. To GRANT conditional planning permission.
2. To agree to delegate authority to the Director of Planning, Transport and Sustainability to finalise the recommended conditions as set out in the report, addendums and/or PAC minutes.

CLOSE OF MEETING

The meeting ended at 10.02 pm

CHAIR  
PLANNING APPLICATIONS COMMITTEE  
Tuesday 25 May 2021

Date of Despatch: Tuesday 11 May 2021

Contact for Enquiries: Farah Hussain

Tel: 020 7926 4201

E-mail: [fhussain1@lambeth.gov.uk](mailto:fhussain1@lambeth.gov.uk)

Web: [www.lambeth.gov.uk](http://www.lambeth.gov.uk)