

## PLANNING COMMITTEE

Minutes of the meeting held on Thursday, 24 November 2022.

**PRESENT:** Councillor John Coombs (Joint Vice-Chair, in the Chair), Councillor Richard Pyne (Joint Vice-Chair), Councillor Piers Allen, Councillor Ian Craigie, Councillor Jeremy Davis, Councillor Andrée Frieze, Councillor Penelope Frost, Councillor Gareth Richards and Councillor Chris Varley

### 29. ELECTION OF CHAIR

**RESOLVED** that Councillor Coombs be elected as Chair for the remainder of the meeting.

### 30. APOLOGIES

There were no apologies.

### 31. DECLARATIONS

Councillor Allen declared that he knew two of the registered public speakers as they were residents in his ward, but Councillor Allen had not discussed the application with any resident.

Councillor Coombs declared that he knew at least one of the registered public speakers. He had spoken with a number of people regarding previous applications on the site but had not discussed this particular application with anyone.

### 32. APPLICATIONS FOR PLANNING PERMISSION; LISTED BUILDING CONSENT; AND ENFORCEMENT OF PLANNING CONTROL REPORTS OF THE ASSISTANT DIRECTOR, ENVIRONMENT AND COMMUNITY SERVICES (PLANNING & TRANSPORT STRATEGY) ATTACHED - SEE LIST BELOW..

### 33. 21/2758/FUL 1-1C KING STREET, 2-4 WATER LANE, THE EMBANKMENT AND RIVER WALL, WATER LANE, WHARF LANE AND THE DIAMOND JUBILEE GARDENS, TWICKENHAM

The officer from Development Management introduced the application and made amendments to the report as set out in the addendum.

The Committee heard representations against the application from Ted Cremin (residents association representative), Sue Hamilton-Miller (residents association representative), Mark Brownrigg (residents association representative), Helen Montgomery-Smith (neighbour adjoining the site), Peter Newborne (local resident), Janine Fotiadis-Negrepointis (local resident) and Celia Holman (neighbour adjoining the site).

Sam Kamleh (local resident), Anthony Strudwick (local resident), Deon Lombard (local resident), Brigitte Pickersgil (local resident), Stephen Laughton (local resident), Chris Bannister (architect) and Iyabo Johnson (Agent) spoke in support of the application.

Councillor Chard, Councillor O'Shea and Councillor Neden-Watts spoke as interested councillors.

Officers responded to matters raised by speakers, in particular, brownfield land, and impact on trees, openspace, transport, the gate within the service road and design.

Members discussed whether a condition should be added regarding the potential location of gates along the service road to be negotiated between the applicant and Development Management. It was noted that this would be separate to the safety audit. Following a vote by the Committee it was resolved that should the Committee be minded to approve the application, a condition should be added.

The Committee discussed the application. The Committee acknowledged the loss of trees would cause some harm and the concerns expressed from public speakers regarding this. Whilst the view

of the Committee was that the loss of mature trees was regrettable, it was deemed this had been mitigated in the best way possible and the trees would be replaced in time.

The Committee deemed the application allows for an increase in the quality and quantity of public realm and public open space, and this was viewed as being beneficial for all members of the community and would be attractive for people to enjoy the riverside and its associated activities. The application would mirror the benefits of Richmond Riverside which had positively increased the public realm whilst removing traffic.

There would be a space for market stalls and forms of entertainment. It would also improve the usability and attractiveness of Diamond Jubilee Gardens. The provision of new retail outlets would be advantageous.

The architectural design was viewed sympathetically by the Committee and it would fit in with the area's heritage and character.

The housing proposals would provide additional housing in the centre of Twickenham, including fifty per cent affordable housing on public land, which was viewed positively by the Committee.

The safety issues that had been raised were noted and the Committee were of the view that these had been addressed sufficiently by conditions in the officer's report.

The Committee noted that there was a comprehensive set of conditions which meant that the application would be beneficial in planning terms. The area had been subject to uncertainty for a number of years and there had been notable support expressed from members of the community for the scheme.

The Committee concluded that there were strong arguments in favour of the application in planning terms which outweighed the harm and so were minded to approve the application for the reasons outlined in the officer's report, and the additional condition regarding the gates on the service road.

**RESOLVED** that the Committee **APPROVE** the application subject to conditions and informatives set out in officers the officer's report and the following additional condition

Replace Condition NS106 'Service Road gates' as set out in the Report, with

Notwithstanding what is shown on the approved plans, prior to the occupation of the development hereby approved, a scheme detailing the siting and design of gates to the south of the service road turning area adjacent to the newly formed open space and Water Lane building, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme, which shall thereafter be retained as approved.

**REASON:** To ensure the development does not prejudice highway and pedestrian safety and to ensure an acceptable standard of design.

#### **CHAIR**

The meeting, which started at 7.32 pm and adjourned between 9.05pm and 9.20pm, ended at 10.06 pm.