89. APOLOGIES FOR ABSENCE AND ATTENDANCE OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Geoff Austin, Paul Bedforth and Rebekah Moll. Councillors Rowena Bass, David Glasspool and Thay Thayalan attended as substitutes.

90. MINUTES

The minutes of the meeting held on Thursday 22 October were confirmed as a correct record.

91. DECLARATIONS OF INTEREST

There were no declarations of interest.

92. PLANNING APPLICATIONS

A summary of the reasons for granting planning permission and of any relevant development plan policies is included in the report of the Head of Planning and Transport on each application where permission is recommended. Permitted applications are subject to the conditions and informatives set out in the report, together with any other details on late responses to consultations or comments received since the agenda was printed, revised drawings circulated at the meeting and any amended recommendations, additional conditions and informatives set out below.

Resolved that the following applications are permitted or refused as indicated.
92/1. DEVELOPMENT SITE AT FORMER POST OFFICE, ASHDOWN ROAD, KINGSTON UPON THAMES (14/13247).

Erection of new buildings of 4 to 16 storeys in height and the part demolition of, alterations to and the change of use of the former Post Office and former Telephone Exchange listed buildings to provide 2,136sqm of retail/ café/ restaurant uses (A1-A5 use), and 638 sqm of flexible floorspace to be used for either retail/ café/ restaurant uses (A1-A5) or office (B1), 931 sqm of offices (B1) and 253 sqm of community/ leisure (D1/ D2 use and 338 residential units. 132 car parking spaces proposed with access from Ashdown Road and 636 cycle parking spaces.

Speakers on the application

<table>
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<tr>
<th>Objectors</th>
<th>Applicants</th>
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<tr>
<td>Mr Anthony Evans</td>
<td>Mr Michael Byrn-Jones</td>
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<td>Mr Rory Mcmorrow</td>
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<td>Mr George Rome Innes</td>
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Councillors Rebekah Moll, Jon Tolley and Phillip Doyle addressed the Committee under Standing Order No 29.

In their consideration of the report and the recommendation to permit members expressed concern about a number of aspects of the proposed scheme including the amount of affordable housing, the proportion of three bedroom family units, the density of the proposed scheme, the design and materials proposed, the impact elements of the scheme would have on the setting of heritage assets and the height and design of the proposed 16 storey element.

It was moved to permit the application as set out in the report and the motion fell. Voting: unanimous.

Refuse

Reasons for refusal

1. The proposed 12 storey element of the scheme located between the two on-site Grade II Listed Buildings would cause harm to the setting of the former Exchange Listed Building due to its height, incongruous and unsympathetic form and design in this sensitive location.

   It would thereby be contrary to Policy CS8 (Character, Design and Heritage), Policy DM10 (Design Requirements for New Developments), DM12 (Development in Conservation Areas and Affecting Heritage Assets) of the Council’s Core Strategy (adopted April 2012), Policy 7.7 (Location and Design of Tall Buildings) and Policy 7.8 (Heritage Assets and Archaeology) of the London Plan (adopted March 2015), Paragraphs 64, 129 and 132 of the National Planning Policy Framework (adopted March 2012) and would exceed the “Guidance on building heights within the Eden Quarter” (Figure 8).

Voting: unanimous.

2. The proposed development does not provide a minimum of 30% of dwellings as 3 or more bedroom units and would not therefore provide an acceptable dwelling mix for the development. It has not been robustly demonstrated that it would be unsuitable or unviable to achieve this percentage on this site. This would thereby be contrary to Policy DM13 (Housing Quality and Mix) of the Council’s Core Strategy (adopted April 2012).

Voting:
Those for: Councillors Richard Hudson, Hugh Scantlebury, Bill Brisbane, Mike Head, Malcolm Self, Jack Cheetham, Lorraine Rolfe, Thay Thayalan and Gaj Wallooppillai.
Those against: Councillors David Glasspool and Rowena Bass.

3. The proposed 16 storey element of the scheme would not relate well to the form, proportion, composition, scale and character of surrounding buildings. It would thereby be contrary to Policy CS8 (Character, Design and Heritage) and Policy DM10 (Design Requirements for New Developments) of the Council’s Core Strategy (adopted April 2012), Policy 7.7 (Location and Design of Tall Buildings) of the London Plan (adopted March 2015) and Paragraph 64 of the National Planning Policy Framework (adopted March 2012).

Voting:
Those for: Councillors Hugh Scantlebury, Bill Brisbane, Malcolm Self, Lorraine Rolfe, Rowena Bass, David Glasspool and Thay Thayalan.
Those against: Councillors Richard Hudson, Mike Head, Jack Cheetham and Gaj Wallooppillai.

Some members were also of the view that the scheme should be refused because the entire scheme, not just the tallest element, is contrary to Policy 7.7 of the London Plan. It was moved to also refuse the application on this ground but the motion fell.

Voting:
Those for: Councillor Malcolm Self
Those against: Councillors Richard Hudson, Hugh Scantlebury, Bill Brisbane, Mike Head, Malcolm Self, Jack Cheetham, Lorraine Rolfe, Rowena Bass, David Glasspool, Thay Thayalan and Gaj Wallooppillai.

92/2. DEVELOPMENT SITE AT FORMER POST OFFICE, ASHDOWN ROAD, KINGSTON UPON THAMES (14/13248).
Alterations and reconfigurations to facilitate the change of use of the old Post Office to provide retail/ cafe/ restaurant uses (class A1-A5) and community/ leisure use (class D1/ D2). Works to include demolition of infill additions to the courtyard,
internal partitions, creation of new/ restored openings, new lift shaft, repairs, the re-roofing of the front range, internal alterations, associated works and the addition of finials.

Permit
Voting: unanimous.

92/3. DEVELOPMENT SITE AT FORMER POST OFFICE, ASHDOWN ROAD, KINGSTON UPON THAMES (14/13250).
Alterations and reconfigurations to facilitate the change of use of the Telephone Exchange to offices (B1)/ residential, cycle storage including the demolition of outbuildings/ boundary walls to east courtyard, west light-well walls, internal partitions/modifications to external stairs, fenestration, creation of new/restored openings, re-roofing of the front range and the installation of a lift.

Permit
Voting:
Those for: Councillors Richard Hudson, Hugh Scantlebury, Bill Brisbane, Mike Head, Jack Cheetham, Lorraine Rolfe, Rowena Bass, David Glasspool, Thay Thayalan and Gaj Wallooppillai.
Those against: Councillor Malcolm Self.

93. URGENT ITEMS AUTHORISED BY THE CHAIR
There were no urgent items.

Signed…………………………………………………….Date…………………
Chair