



CITY OF WESTMINSTER

MINUTES

Planning (Major Applications) Sub-Committee

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning (Major Applications) Sub-Committee** held on **Tuesday 6th November, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Gotz Mohindra (Chairman), David Boothroyd, Ruth Bush, Peter Freeman, Murad Gassanly, Jim Glen and Elizabeth Hitchcock

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Gotz Mohindra explained that a week before the meeting, all seven Members of the Committee were provided with a full set of papers including a detailed officer's report on each application; together with bundles of every single letter or e-mail received in respect of every application, including all letters and e-mails containing objections or giving support. Members of the Committee read through everything in detail prior to the meeting. Accordingly, if an issue or comment made by a correspondent was not specifically mentioned at this meeting in the officers' presentation or by Members of the Committee, it did not mean that the issue had been ignored. Members will have read about the issue and comments made by correspondents in the papers read prior to the meeting.
- 2.2 Councillor Boothroyd declared that he is Head of Research and Psephology for Thorncliffe, whose clients are companies applying for planning permission from various local authorities. No current schemes are in Westminster; if there were he would be precluded from working on them under the company's code of conduct.
- 2.3 Councillor Boothroyd also declared that on item 1, some Thorncliffe clients have engaged JLL as planning consultants, who are also representing the applicant on item 1. However he does not deal directly with clients or other members of project teams, and planning consultants are not themselves clients.

- 2.4 Councillor Bush declared in respect of Item 1 that she had sat on the Sub-Committee that previously granted the application for this premises.
- 2.5 Councillor Mohindra declared in respect of Item 1 that most of the member's in attendance had sat on the Sub-Committee that previously considered the application for this premises.

3 MINUTES

- 3.1 RESOLVED: That the minutes of the meeting held on 6th November 2018 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 41 KINGSWAY, LONDON, WC2B 6TP

Use of first to sixth floors as a Pod hotel visitor accommodation (sui generis) together with a cafe (Class A3) at ground floor and basement level, extension in the rear light well at first to sixth floors, installation of new shopfronts and doors at ground floor level and mechanical plant at roof level.

The presenting officer provided the Sub-Committee with revised conditions.

Revised condition 6: 'Cycle Parking'

Condition

You must apply to us for approval of details of at least 10 secure cycle storage spaces for the Pod hotel use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2016.

Revised condition 16: 'Operational Management Strategy'

Condition:

The Pod hotel must not have more than 304 bedspaces. You must apply to us for approval of details of an Operational Management Strategy for the Pod hotel use, including maximum length of time guests can stay at the Pod hotel. You must not occupy the building as a Pod hotel until we have approved what you have sent us. You must then manage the Pod hotel according to the approved Operational Management Strategy.

Reason:

To make sure that the use will not cause nuisance for people in the area and is used as agreed. This is as set out in S23, S24, S29 and S32 of Westminster's City Plan

(November 2016) and TACE 2, TACE 10 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

2 34 CATO STREET, LONDON, W1H 5HS

Excavation of a single storey basement level in order to enlarge existing residential maisonette over ground and first floor levels (Class C3).

RESOLVED UNANIMOUSLY:

That conditional permission be granted

The Meeting ended at 7.21 pm

CHAIRMAN: _____

DATE _____