

Committee Questions Campion Plan

The Isleworth and Brentford Area Committee (IBAC) discussed the Try Homes application to develop the Campion House site at its meeting on 12th October. Around 40 residents attended.

The discussion on the Campion application was opened by a presentation by Tom Nicholson for the developer and then one by David Pavett for the residents. The developer's case was that they had done everything required of them by the planning process and were offering much needed high quality homes. For the residents it was said that the proposal was out of character with the area, no serious attempt had been made to assess that character, there had been no real consultation and the plans failed to meet guideline requirements on a series of counts.

The planning officers had prepared a long report on the application (77 pages). It included 13 pages of quotations from residents' letters of objections to the application. We know of no other report with such a large section devoted to residents' views. This is a tribute to the quantity and quality of those letters. The rest of the report gave ample reasons for refusing the application. These included doubts raised by Thames Water, the Fire Service, the Environment Agency and other bodies. Finally it reported the view of the officer responsible for conservation areas that the building failed to preserve or enhance the area.

With the presentations over, the councillors began a period of intensive questioning of the developer's

representatives. The questions showed that the councillors understood the basis for residents' concerns. The questioning was so pointed that the developer's two spokespersons were often reduced to evasive and bumbling responses. They tried to explain that their photo-montage of the projected development was not based on a distorted image of Thornbury Road. As they did so, the montage was displayed on a screen. The whole meeting, residents and councillors, collapsed in laughter.

The discussion ended with the councillors voting to advise the Sustainable Development Committee (SDC), which decides on the Council's position, that the Try Homes application should be refused on a series of grounds: scale; size; affordable homes; relation to the conservation area; landscape and open space; traffic; parking and security.

Try Homes puts in an Appeal

Try Homes has appealed to the Government's Planning Inspectorate against the Council for not ruling on its application within 13 weeks. The final decision will therefore be made by the Inspectorate. When the SDC meets on 11th December it will agree how it would have ruled had there been no appeal. That will be the basis of its case to the Inspectorate. We hope that the SDC follows the lead of the area committee and agrees or robust grounds for refusing the application.



These flats opposite the Campion site are on a modest scale and are no higher than the adjacent houses.

Sustainable Development Committee

Hear the Council decide. Please try to

Attend the SDC

Civic Centre, 7.30 p.m.

Monday 11th December

(N.B. NOT 13th November)

**Good attendance showed our
concern to the Area Committee**

**The SDC is the final stage of the
Council's planning process so
let's show how we feel.**

How to Contact the Inspectorate

The Campion Appeal case by Try Homes is now on the Inspectorate's website. The case reference is **APP/F5540/A/06/2026897**.

On-line comments can be made by individuals and groups. The closing date for comments is currently given as **7th December**.

The local authority will supply the Inspector with their papers on the case including the letters sent by residents. If you didn't write or there are further things you would like to say then this website provides you with a convenient way of doing that.

(1) Search on "Planning Casework" (in quotes) then click on the **Case Search** link.

You can go straight to this form by entering the address www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp

(2) Enter the reference number here (you only need the final 7-digit number from the reference code). Click on **Search for Cases**. You then get the page shown on the right. The form for entering comments can be found by scrolling further down the page shown.

Application No.2

Try Homes, sensing that their current application is in difficulty, have confirmed that they are going to submit a second application for the Campion site. On hearing this, Campion Concerns contacted Try Homes to suggest that the second time around they might like to consult residents at an early design stage so that there would be a possibility of a genuine consultation. Only in this way could there be a matching of the developer's interests and those of the residents.

Try Homes agreed to meet with us and one meeting has taken place. At that meeting it was clear that Try Homes was not thinking of radical changes for its second application. Campion Concerns, on the other hand, explained that without radical changes it would oppose the second proposal. We said that we wanted the design not to be the result of tinkering with the current one but rather the outcome of re-

thinking the site plan from the ground up. We offered to produce our own master plan for the layout of the site. Try Homes said that they are prepared to consider our proposals but it is impossible to say at this stage what this means in terms of commitment.

So far we do not believe that we have yet secured an agreement to consult about design. We also pointed out to Try Homes that anything that may result from our discussions with them would have to be put to the residents as a whole.

And the Fence?

The fence remains a local eyesore. Try Homes has shown no intention of taking it down even though their *retrospective* application was refused. Try Homes have been asked to provide alternative schemes. The enforcement process has started and will continue if no alternatives are offered. A report on this will go to the Area Committee (IBAC) meeting on 9th December.