

## LONDON BOROUGH OF LEWISHAM

MINUTES of the meeting of the STRATEGIC PLANNING COMMITTEE held in the ROOMS 1 & 2, CIVIC SUITE, LEWISHAM TOWN HALL, CATFORD SE6 on THURSDAY 14 JULY 2005 at 7.30pm.

### Present

Councillor T Scott (Chair), Councillors Amrani, Huntbach, Ingleby, Johnson, Massey, Morris and Whiting.

Apologies were received from Councillors Eytley and Holder. (Councillor C Hastie would have attended under Standing Orders, but gave his apologies.)

Under Standing Orders: Councillors Best, Peake & Stockbridge.

Minute No.

### 1. ELECTION OF CHAIR

Councillor T Scott was elected Chair for the meeting.

### 2. FORMER BELL GREEN GAS WORKS (PHASE II LAND), BELL GREEN SE6

The Legal Officer explained to Members that a letter had been received from the Sydenham Society questioning the legality of the decision made at the previous Strategic Planning Committee. He outlined the Procedure Rules, which are contained within the Standing Orders in the Constitution of the London Borough of Lewisham and why the Committee was able to vote on the second motion to defer, following the defeat of the first motion voted upon to grant planning permission. He also confirmed to Members that there was no reason preventing both applications, presented before them, from being considered.

The Committee received verbal representations from Richard Jones of Planning Perspectives, on behalf of the applicants, who gave apologies for Eric Hall of Castlemore Securities Ltd,.

The Committee also received verbal representations from: Barbara Ellis of 82 Perry Rise; Geraldine Cox, Chair of Sydenham Traders; Mrs Hughes of 114 Selworthy Road; and Jimmy Dickens, Chair of the Sydenham Society Roads and Transport Committee, who presented a photocopied section from the 9<sup>th</sup> July 2005 issue of Estates Gazette, highlighting a comparative development in Croydon; objecting to the proposals.

The Planning Officer reported to Members that an additional e-mail had been received from Sean Davitt, a local resident, expressing concerns regarding the traffic and retail impact of the proposal on the surrounding area and a telephone call received from Councillor C Hastie, Ward Member for Perry Vale ward, who considered that the amendments to the proposal addressed his previous concerns and considered the Phase II and III proposals to represent a positive way forward in developing the most contaminated site in the Borough.

The Planning Officer, Transport Officer and Legal officer advised the Committee on the details of the scheme and responded to the points raised by the objectors. Members discussed the proposals and asked questions of clarification.

Councillors Stockbridge spoke under Standing Orders, as a Ward Member, regarding pedestrian links to the site, including the bridge in Southend Lane.

Councillor Ingleby moved the officer's recommendations and this was seconded by Councillor Whiting. Members voted on the motion as follows:-

FOR: Councillors Amrani, Huntbach, Ingleby, Massey, Morris, T Scott and Whiting

AGAINST: Councillor Johnson

Members requested that, as part of a Section 106 agreement, officers negotiate traffic calming works within Perry Rise.

RESOLVED that in respect of Application Nos. DC/03/54844, DC/03/54844A, DC/03/54844B & DC/03/54844C, DC/05/59375 & DC/05/59375A:-

- (i) agree the principle of development and to refer the applications and this report to The Mayor of London (Greater London Authority) under Article 4 of the Town and Country Planning (Mayor of London) Order 2000 (Categories 1B (c) of Part I, Category 3B1 and Category 3F of Part III of the Schedule thereto).
- (ii) upon no direction being received from the Mayor of London, refer the application and this report as a statement of issues to the First Secretary of State (Government Office for London) under the provisions of The Town and Country Planning (Shopping Development) (England and Wales) (No. 2) Direction 1993.
- (iii) upon no direction being received from the First Secretary of State, authorise officers to negotiate a Section 106 agreement relating to the matters outlined below:-
  - Provision of highway improvements to Bell Green (two lanes for north bound and southbound traffic and improvements to the Bell Green/Perry Rise junction);
  - Provision of a financial sum to fund the various off site highway improvements and other transport improvements;
  - To use existing S.106 funds (previously secured as part of the Bell Green proposals) to fund various off site highway improvements and transport provisions and vary the S.106 Agreement dated 2 February 1993 to permit that;
  - Provision of £70,000 towards CCTV coverage in and around Bell Green and specifically, to monitor activities within the car park outside store opening hours;
  - Provision of £100,000 as a contribution towards town centre improvements for Forest Hill and Sydenham;
  - Provision of £200,000 for employment and training as well as the provision of a local labour clause;
  - Rescind the previous Phase III "call-in decision";
  - Agree a timetable for the development of Phase III planning permission (with appropriate triggers linked to the implementation of Phase II proposals);
  - Agree a timetable for the delivery of the employment floorspace proposed as part of the Phase II development

(with appropriate triggers linked to the delivery of the retail floorspace);

- Provision of a Green Travel Plan;
- Provision of renewable energy technologies for both Phase II and Phase III;
- Agreement to lease the Livesey Institute;
- An agreement to allow a proportion of users of the Livesey Institute to park within the retail car park;
- Provision of public art;
- A financial contribution to support additional site supervision and assessment of site contamination/remediation monitoring works required before, during and after redevelopment works, to be carried out by an independent party to ensure the integrity of the site and, specifically, the bentonite wall;
- Meeting the Council's planning and legal costs associated with the drafting, finalising and monitoring the S.106 Agreement;
- Traffic calming works within Perry Rise.

(iv) upon the completion of a satisfactory Section 106 Agreement, the Head of Planning be authorised to grant planning permission subject to conditions (2) to (36) set out in the report, with condition (1) amended as follows:-

(1) Details relating to the external appearance and landscaping of the whole scheme and details relating to the design of the restaurant and the free standing employment elements of the development hereby approved shall be submitted to and approved in writing by the local planning authority. The submission of these details shall be made not later than the expiration of 3 years beginning with the date of the outline planning permission. and the applicants be advised as set out in the report.

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### 3. MINUTES

The Minutes of the Strategic Planning Committee meeting held on 16 June 2005 were agreed and signed.

The meeting ended at 10.30 pm

Chair  
8 September 2005