

MINUTES OF THE PLANNING COMMITTEE A

Thursday, 19 June 2014 at 7.30 pm

PRESENT: Councillors Abdeslam Amrani (Chair), Roy Kennedy (Deputy Chair), Amanda De Ryk, Pat Raven, Alan Till, Paul Upex and James-J Walsh

ALSO PRESENT: Louise Holland - Planning Service, Kevin Chadd - Legal Services and Yinka Ojo - Committee Co-ordinator.

Apologies for absence were received from Councillor Obajimi Adefiranye and Councillor Alan Hall

1. Declarations of Interests

Councillor Walsh declared a prejudicial interest in item 3 on the agenda (7 Albacore Crescent SE13) and stepped down during the consideration and deliberation of this item.

Councillor De Ryk declared a non prejudicial interest in items 7, 8 and 9 on the Agenda.

2. Minutes

The Minutes of the Planning Committee (A) meeting held on 08 April 2014 were unanimously accepted as a true record and were signed by the Chair.

3. 7 Albacore Crescent SE13 7HW

The Planning Officer outlined the details of the proposal for the construction of a 2-storey building accommodating 1, one bedroom and 1, two bedroom self-contained flats, together with associated landscaping and the provision of one off-street parking space. She stated that the garages had not been demolished contrary to what was stated in the description in the report and recommended that planning permission be granted.

The Committee received verbal representation from the applicant, Ms Mansi Patel, who said the initial proposal had been reduced from 3 to 2 flats in consideration of opposition to the increase in density in the locality. She asked that planning permission be granted.

Councillor Walsh, under standing orders, objected to the officers' recommendation. He said the development would still be overdevelopment of the site despite the reduction from 3 to 2 flats. He requested that members restrict on-street parking if planning permission were granted.

Following questions and deliberation Councillor Till moved a motion to accept the officer's recommendation and grant planning permission for application DC/11/78077 subject to the removal of permitted development rights to restrict further development of the original house on the site. The motion was seconded by Councillor Roy Kennedy.

Members voted as follows:

FOR: Councillors Amrani (Chair), Roy Kennedy, De Ryk, Raven, Till and Upex.

RESOLVED: that planning permission be granted in respect of application DC/11/78077 subject to Conditions 1-14 as set out in the report and the addition of Condition 15 limiting permitted development rights to restrict further development on the site.

Condition 15

In respect to the existing property at No.7 Albacore Crescent, no extensions or alterations to the property, whether or not permitted under Article 3 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), shall be carried out without the prior written permission of the local planning authority.

Reason: In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

4. 37 Arbuthnot Road SE14 5LS

The Planning Officer outlined the proposal for the construction of a single storey infill extension at the rear of 37 Arbuthnot Road SE14, and recommended that planning permission be granted.

Following deliberation, Councillor De Ryk moved a motion to accept the officer's recommendation and grant planning permission for the application DC/14/86805 subject to Conditions as set out in the report. The motion was seconded by Councillor Amrani.

FOR: Councillors Amrani (Chair), Roy Kennedy, De Ryk, Raven, Till, Upex and Walsh.

RESOLVED: that planning permission be granted in respect of application DC/14/86805 subject to Conditions as set out in the report.

5. 223-225 Lewisham High Street SE13 6LY

The Planning Officer outlined the details of the proposal for the demolition of the existing buildings and construction of a part 4/ part 5 storey building to provide 195m² of commercial (A1/A2/B1 use classes) floorspace at ground floor, and 22 self-contained residential units on the ground and upper floors with associated amenity space, and refuse, recycling storage and cycle storage. She recommended that planning permission be granted.

The Committee received verbal representation from Mr G Cassidy of BPTW Partnership and from Mr M Cross of Yurky Cross on behalf of the applicant, who stated that the design had been the result of extensive pre-application consultation with the local authority. They asked that planning permission be granted.

Following questions and deliberation by members, Councillor Till moved a motion to authorise the Head of Law to complete a legal agreement under Section 106 of the 1990 Act as detailed in the report and upon completion, grant planning permission for application DC/13/85398 subject to Conditions as amended, and that the committee be informed of the result of the review of the affordable housing as detailed in the Section 106 Agreement when triggered. The motion was seconded by Councillor Roy Kennedy.

Members voted as follows:

FOR: Councillors Amrani (Chair), Roy Kennedy, De Ryk, Raven, Till, Upex and Walsh

RESOLVED: that in respect of town planning application DC/13/85398:

- (i) Authorise the Head of Law to complete a legal agreement under Section 106 of the 1990 Act (and other appropriate powers) to cover the following principal matters to ensure the acceptable implementation of the development:

Financial contribution towards:

- a) Off site contribution to affordable housing - £160,000.
- b) Financial payment in lieu of 1 wheelchair unit - £25,000
- c) Employment and Training - £12,631.58
- d) Open Space - £29,212.85
- e) Leisure Facilities - £18,089.94
- f) Education - £43,752.89
- g) Other Community Facilities - £6,909.54
- h) Town Centre Management - £5,406.32

i) Carbon Offset Fund - £3260.40

Restriction on car parking permits within the controlled parking area, with the exception of blue badge holders.

Meeting the Council's legal, professional and monitoring costs associated with the drafting, finalising and monitoring of the Agreement.

- (ii) Upon completion of a satisfactory legal agreement, the Head of Planning be authorised to grant planning permission subject to Conditions 1-6 and 8-22 as set out in the report, and Condition 7 amended as follows:

Condition 7

Materials

- (a) The development shall be constructed in those materials as specified within the submitted Materials Statement October 2013 (Yurky Cross Architects) and in full accordance with Plan nos. PL021A, PL022A, PL030A, PL031A, PL032A with the exception of Ibstock Surrey Yellow Multi brick;
- (b) Notwithstanding part (a) full particulars and samples of facing bricks for the rear elevation shall be submitted to and approved in writing by the local planning authority before development commences;
- (c) No development shall take place until sample panels of at least 1m by 1m of the bricks specified, showing the proposed bonding, mortar and pointing have been constructed on site and approved in writing by the local planning authority;
- (d) The scheme shall be carried out in full accordance with those details, as approved.

Reason: To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policies 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

And that the committee be informed of the outcome of the further financial viability appraisal, the requirements for which is to be included in the Section 106 agreement.

6. 1 Blythe Hill SE6 4UJ

(Proposal in Rushey Green and not Perry Vale as stated in the report)

The Planning Officer outlined the proposal for the construction of a part single/ part two/ part three storey building including basement to provide 3, two bedroom self-contained flats together with associated landscaping, refuse recycling and cycle storage, and recommended that planning permission be granted.

The Committee received verbal representation from the applicant Mr M McQuade who said the proposal was for the front portion of the site and not the entire site as stated in the report. He asked that planning permission be granted. In response to question, he agreed to allocate space for the storage of bins and install obscure glass in the overlooking windows.

Following deliberation, Councillor De Ryk moved a motion to accept the officer's recommendation and grant planning permission for application DC/14/86432 subject to the amendment of Condition 12. The motion was seconded by Councillor Roy Kennedy.

Members voted as follows:

FOR: Councillors Amrani (Chair), Roy Kennedy, De Ryk, Raven, Till, Upex and Walsh.

RESOLVED: that planning permission be granted in respect of application DC/14/86432 subject to Conditions 1 - 11 and 13-15 as stated in the report and Condition 12 amended as follows:

Condition 12

Materials

- (a) Notwithstanding the information submitted no development shall commence on site until a detailed schedule and specification/samples of all external materials and finishes, windows and external doors and roof coverings to be used on the building have been submitted to and approved in writing by the local planning authority.
- (b) No development shall take place until a sample panel of the facing bricks specified showing the proposed bonding, mortar and pointing have been constructed on site and approved in writing by the local planning authority;
- (c) The scheme shall be carried out in full accordance with those details, as approved.

Reason: To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high

standard and detailing in accordance with Policies 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

7. 1B & 1C Church Rise SE23 2UD

The Planning Officer outlined the details of the proposal for the installation of replacement PVCu, double-glazed, top hung casement windows in the front and rear elevations, including replacement PVCu rear doors and French doors. She confirmed that the site is not in a conservation area and recommended that planning permission be granted.

The Committee received verbal representation from a resident of 73 Sunderland Road, who objected that the replacement PVCu windows at this site as well as at 8A & 8B Church Rise (item 8 on the agenda) and 63A Sunderland Road (item 9 on the agenda) were not sliding sash windows nor the same size as those they were replacing and did not therefore compliment the neighbouring properties. He asked that the applicant consider replacing the windows with sliding sash windows of the same dimensions as the existing windows.

Following deliberation, Councillor Harris moved a motion to reject the officer's recommendation for items 7, 8 and 9 on the agenda and defer a decision to allow officers to negotiate with the applicant to replace the windows on the front elevation with sliding sash windows in keeping with the existing.

Members voted as follows:

FOR: Councillors Amrani (Chair), Roy Kennedy, De Ryk, Raven, Till, Upex and Walsh.

RESOLVED: that planning permission be deferred in respect of applications DC/14/86574, to enable officers to negotiate with the applicant to replace the windows on the front elevation with sliding sash windows in keeping with the existing.

8. 8A & 8B Church Rise SE23 2UD

See item 7 above

RESOLVED: that planning permission be deferred in respect of applications DC/14/86779 to enable officers to negotiate with the applicant to replace the windows on the front elevation with sliding sash windows in keeping with the existing.

9. 63A Sunderland Road SE23 2PS

See item 7 above

RESOLVED: that planning permission be deferred in respect of applications DC/14/86782 to enable officers to negotiate with the applicant to replace the windows on the front elevation with sliding sash windows in keeping with the existing