

MINUTES OF THE PLANNING COMMITTEE A

Thursday, 31 July 2014 at 7.30 pm

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

ALSO PRESENT: Gavin Cooper - Planning Service, Saira Tamboo.- Legal Services and Patricia Simpson - Committee Co-ordinator.

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

(a) AGM Minutes

The Minutes of the AGM meeting held on 11 June 2014, were noted and agreed by Members.

1. Declarations of Interests

Councillor Bourne declared a prejudicial interest in item (7) on the agenda and did not take part in the consideration or decision making of this item.

2. Minutes

The Minutes of the Planning Committee (A) meeting held on 19 June 2014 were unanimously accepted as a true record and were signed by the Chair.

3. 68 Heathlee Road SE3 9HP

The Planning Officer outlined details of the proposal for the construction of single storey extensions to the front, side, rear and the rear roof slope.

The Committee received verbal representation from Mr Drane, the applicant and from the resident of 17 Foxwood Road, who raised concerns regarding ownership of the amenity space to the side of the property, traffic safety from the access, flat roof extension to the front and its effect on the street scene.

Following questions and deliberation by Members, Councillor Till moved a motion to accept the officer's recommendation and grant planning permission, which was seconded by Councillor Kennedy.

Members voted as follows:

FOR: Councillors Amrani (Chair), Bourne, Kennedy, Raven, Till and Upex

RESOLVED: that planning permission be granted in respect of application DC/14/87253, subject to Conditions and informatives as set out in the report.

4. Sydenham School SE26 4RD

The planning officer informed Members that the application could not be considered due to the need for the submission of a Bat Survey, the item was therefore withdrawn by officers from the meeting.

5. 78-82 Nightingale Grove SE13 6DZ 3

The Planning Officer outlined the proposal for the demolition of the existing buildings on the site of and the construction of 2 part two/part four storey blocks, incorporating balconies and courtyards, to provide 11 one bedroom, 19 two bedroom and 13 three bedroom self-contained flats, with the provision of 2 disabled car parking spaces, 80 bicycles spaces and refuse storage.

He also reported to Members that the applicant requested the Review Mechanism time scale as stated in the Heads of Terms, should be increased from 24 months to 30 months of the date of the Deeds.

The Committee received verbal representation from Mr S Hudson of Savills, on behalf of the applicant and from a resident of 169 Hither Green Lane and on behalf of another disable objector, who stated that he was not objecting to the development but raised concerns regarding the number of disable parking bays provided, loss of natural light, scale and effect of the development on the street scene.

Councillor Amrani (chair) stated he was concerned that such large developments were not providing essential services, ie doctor's surgery. schools etc. He also questioned the planning officer on the Viability Report (Pink Paper) and why Members were not party to it.

He sought assurances that in future when large developments are presented to Committee Members for consideration, the Pink Papers should be provided prior to the meeting.

Following questions and deliberation, Councillor Kennedy. moved a motion to accept the officer's recommendation with the amended Heads of Terms, which was seconded by Councillor Till.

Members voted as follows:

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

AGAINST: Councillor Upex

RESOLVED: that in respect of application No. DC/13/85721:

- (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:
 - (1) Education contribution: £45,000;
 - (2) Health contribution: £25,120;
 - (3) Sustainable transport contribution: £5,000;
 - (4) Hither Green Public Realm: £3,000;
 - (5) 10 affordable housing units;
 - (6) £157,000 off-site payment towards affordable housing;
 - (7) 100% of the units to meet the Lifetime Homes Standard;
 - (8) Development to meet Code for Sustainable Homes Level 4;
 - (9) 10% of the units to meet the South East London Housing Partnership (SELHP) Wheelchair Homes Design Guidelines (August 2009);
 - (10) A review mechanism to be undertaken within 30 months of the date of the Deed should development have not commenced during that period. A further review shall be undertaken at 75% completion of the development;
 - (11) Meeting the Council's legal, professional, and monitoring costs associated with the drafting, finalising and monitoring of the Agreement

Upon the completion of a satisfactory legal agreement, the Head of Planning be authorised to **Grant Planning Permission** subject to Conditions and Informatives as set out in the report.

6. 3a Eliot Park SE13 7EG

In light of an inaccuracy on the submitted application form to the proposal for alteration and conversion with the construction of a part one/part two storey rear extension to provide 1 two bedroom and 1 three bedroom

self-contained flats (DC/14/86350) will not be considered and is therefore withdrawn from the meeting.

7. 183A Waller Road SE14 5LX

The Planning Officer outlined details of the construction of a single storey extension to the rear, together with the reinstatement of a full bay window and the addition of fixed lights window to the rear ground floor.

He also reported to Members that a letter dated 28 July, was received from a resident of 181 Waller Road, stating that they were unable to attend the meeting but supported the development.

The Committee received verbal representation from the resident of 183B, who raised objections to the window within the new extension being 26 inches from her existing window, she also stated that notice was served to her regarding the extension.

Following discussion with the planning officer regarding the legality of serving notice on the owners, it was made clear that notice should have been served on Lewisham Homes not the tenant and so a decision could not be made on the proposal.

Councillor Kennedy moved a motion defer the item to rectify the issue, which was seconded by councillor Till.

Members voted as follows:

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

RESOLVED: that planning permission be deferred in respect of application No. DC/14/86950 to enable officers to rectify the issue with Certificate 'B'.

8. Hindsleys Place Former R H Adams Ltd Site (3) (2)