

# MINUTES OF THE PLANNING COMMITTEE A

Thursday, 29 January 2015 at 7.30 pm

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

ALSO PRESENT:

Apologies for absence were received from

## 1. Declarations of Interests

Councillor Upex declared a personal interests in item 3 as a Ward Councillor

## 2. Minutes

Councillor Upex highlighted a discrepancy with regard to Item (4) on the agenda and Councillor Kennedy requested that his comments with regard to the number of items on the agenda be noted in the minutes of the Planning Committee (A) meetings held on 04 December 2014. The minutes were not signed.

## 3. Featherstone Lodge, Eliot Bank SE23 3XE 2

The Planning Officer outlined details of the proposal for the demolition of the existing Gatehouse, Laundry and Glasshouse at Featherstone Lodge, Eliot Bank SE23 and the change of use of the main building from a drug rehabilitation project (Use Class C2) to residential use (Use Class C3) as a Senior Cohousing Development to provide 1 one-bedroom self-contained flat and 7 two-bedroom self-contained flats, plus communal areas in Featherstone Lodge, the construction of 2 two-bedroom, two-storey duplex houses on the site of the Gatehouse, the construction of 4, two-bedroom, two-storey houses on the site of the Glasshouse, the construction of 19 units comprising 11 one-bedroom self-contained flats and 8 two-bedroom self contained flats in a part two/part three/part four storey new block in the rear garden, the construction of a new roadway from Eliot Bank along the northern edge of the site, to the rear of houses at 1-13 (consecutive) Knapdale Close, together with the provision of parking for a total of 20 cars, the construction of a scooter store for 4 mobility scooters, the provision of cycle storage for 33 cycles, the felling of protected TPO trees and the provision of additional landscaping, including alterations to the carriageway and footpath in Eliot Bank.

Two letters dated 2 December 2014 and 13 January 2015 from twm Solicitors LLP on behalf of the owner of Oak Cottage, Eliot Bank were dispatched to Members on Tuesday 20 January 2015.

The Committee received verbal representation from Mr S Hudson of Savills, who read from a prepared statement and also from Mr Booth of Hanover and Mr Hew Traffic Consultant in support of the proposal, together with a model of the development which was tabled before Members.

The Committee also received verbal representations from the owner of Oak Cottage, Eliot Bank, who referred to prepared notes objecting to the proposal on the grounds of the unmade sections of the highway and construction traffic to the site.

Councillor Upex spoke Under Standing Orders as a Ward Councillor in support of objections raised to the development, the safety and maintenance of the access road including part of which comes under the ownership of the resident of Oak Cottage, the steepness and gradient of the area and scale of the development.

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

Members voted as follows:

FOR: Councillors: Amrani (Chair), Adefiranye, De Ryk, Kennedy, Reid and Till

AGAINST: Councillor Bourne.

RESOLVED: that Planning Permission be granted in respect of application no. DC/14/86666, subject to conditions as set out in the report and the applicant be informed.

#### **4. Land rear of 66 Taunton Road SE12 8PB**

The planning officer outlined the Application submitted under Section 73 of the Town and Country Planning Act 1990 for a Minor Material Amendment in connection with the planning permission dated 24 March 2011 (DC/10/75529) for the construction of a part single/part two storey, three bedroom house to the rear of 60, 62, 64 & 66 Taunton Road SE12, together with the provision of bin stores, 4 cycle spaces and 2 car parking spaces with access onto Taunton Road to allow changes to the internal layout, external alterations and the lowering of the floor slab at ground floor level.

A Planning Amendment Statement on behalf of Objectors with Photographs were tabled to Members before the meeting.

The Committee received verbal representation from residents of 58 & 64 Taunton Road, who referred to prepared notes and also drew Members attention to letters which were tabled before the meeting.

Following questions and deliberation Councillor Kennedy moved the motion to accept the officer's recommendation with amendments and grant planning permission, which was seconded by Councillor De Ryk.

Members voted as follows:

FOR: Councillors: Amrani (Chair), Bourne, De Ryk, Kennedy, Reid and Walsh.

AGAINST: Councillors: Adefiranye, Till and Upex.

RESOLVED: that Planning Permission be granted in respect of application no. DC/14/89249, subject to conditions (1) to (9) as set out in the report with additional condition (10) as follows

Notwithstanding the drawings and information hereby approved, details of the proposed glazing to the north east elevation, to include an element of translucent glazing to the new upper level, shall be submitted to and approved in writing by the local planning authority before the glazing is installed. The new dwelling shall not be occupied until the glazing has been installed in accordance with the approved details. The glazing shall be retained as approved in perpetuity.

**Reason:** To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with DM Policy 32 Housing design, layout and space standards and Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

Members expressed their strong displeasure that alterations to the building had already started (as stated by an objector) in advance of permission and officers are instructed to write to the developer to that effect.

## 5. 65 Erlanger Road SE14 5TQ

The Planning Officer outlined details of the construction of a single storey rear extension, together with the re-instatement of the front wall, railings, gate, path and the installation of a roof light in the rear roof slope.

The Committee received verbal representation from the Architect Mr Lacey and Mr Harder the owner. During questions to the officer regarding the boundary fence, Mr Bacchus assisted the planning officer by circulating photographs of the fence to Members for clarification.

The Committee also received verbal representation from Mr Bacchus, (Chair) of the Telegraph Hill Society, objecting to the proposal and on behalf of adjoining neighbours including neighbours to the rear of the development.

Following deliberation Councillor Kennedy moved the motion to accept the officer's recommendation and Grant planning permission. which was seconded by Councillor De Ryk

Members voted as follows:

FOR: Councillors: Amrani (Chair), , De Ryk, Kennedy and Walsh

AGAINST: Councillors Adefiranye, Bourne, Reid, Till and Upex

The Motion fell.

At 9:55pm Councillor Amrani (Chair), moved to suspend Standing Orders and extend the meeting. This was unanimously agreed by Members.

Following further discussions Members put forward another motion to Refuse planning Permission on grounds of design, complementing the existing neighbouring buildings, views from the highways and protecting the Conservation Area

Councillor Till moved the motion to reject the officer's recommendation and refuse planning permission. which was seconded by Councillor Adefiranye.

Members voted as follows:

FOR: Councillors: Adefiranye, Bourne, Reid, Till and Upex

AGAINST: Councillors: Amrani (Chair), De Ryk, Kennedy and Walsh

**RESOLVED:** that Planning Permission be refused in respect of application no. DC/14/89277, for the following reason:

The proposed extension, involving the loss of the original ground floor side bay window, by reason of its design and visibility from the public realm would be unsympathetic to the architectural integrity of the building and would fail to preserve or enhance the special character and appearance of this part of the Telegraph Hill Conservation Area contrary to DM Policies 31 Alterations and extensions to existing buildings including residential extensions and 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and garden of the

**6. 32A Pendrell Road SE4 2PB**

The Planning Officer outlined details for the construction of a single storey extension to the rear, together with the installation of replacement railings and handrails to the lightwell at the front of the building

The Committee received verbal representation from the Architect and Owner of the property, who read from a prepared statement in support of the proposal and from Mr Bacchus, (Chair) of the Telegraph Hill Society, together with the occupier of 30 Pendrell Road, who read from a prepared statement, objecting to the proposal.

Councillor Reid requested that the conservation officer's comments be included in the planning officer's report to committee.

The presenting officer assured Members this will be done.

Following deliberation Councillor Till moved the motion to accept the officer's recommendation to grant planning permission with additional condition, which was seconded by Councillor Kennedy.

Members voted as follows:

**FOR:** Councillors: Amrani (Chair), Adefiranye, Bourne, Kennedy, Till, Upex and Walsh

**AGAINST:** Councillor Reid.

**RESOLVED:** that Planning Permission be granted in respect of application no. DC/14/88943, subject to conditions (1) to (5) as set out in the report with additional condition (6) as follows:

The roof windows in the extension hereby approved shall be provided with translucent glazing. The translucent glazing shall be retained in perpetuity.

**Reason:** To reduce disturbance from light spillage and to comply with DM Policy 31 Alterations and extensions to existing buildings including residential extensions, of the Development Management Local Plan (November 2014).

and the applicant be informed.