

MINUTES OF THE PLANNING COMMITTEE C

Thursday, 15 January 2015 at 7.30 pm

PRESENT: Councillors Paul Bell (Chair), Suzannah Clarke (Vice-Chair), Maja Hilton, Ami Ibitson, Helen Klier, Olurotimi Ogunbadewa, John Paschoud and Jonathan Slater

ALSO PRESENT: Councillor David Britton and Councillor Alan Hall

Apologies for absence were received from Councillor John Coughlin and Councillor Simon Hooks

1. **Declarations of Interests**

Councillor Klier declared a personal Interest in item (6) on the agenda as a former Cabinet Minister involved with the school.

2. **Minutes**

Councillor Bell (Chair), ask if Members agreed that the Minutes of the Planning Committee (C) meetings held on 18 November 2014, were accepted as a true and accurate record Members agreed and was signed by the Chair.

3. **Hazelhurst Court, Beckenham Hill Road SE6 3AG**

The Planning Officer outlined details of the proposal for demolition of the existing Community Building and construction of an Extra Care development on part of the site of Hazelhurst Court, to provide 58 one-bedroom and 2 two-bedroom flats for older people, including the provision of 6 wheelchair units, with shared communal facilities at ground floor including a kitchen, living rooms, staff rooms and multi-use spaces in 3 blocks of four-storeys arranged around a courtyard on the main site to the north of Hazelhurst Court [Block A] and 1 block of five-storeys to the south of 'Beckenham Park Heights' [Block B], with the re-organisation of 22 parking spaces (including 6 disabled vehicle bays), the provision of 64 cycle spaces, the felling of existing trees and provision of new tree planting and landscaping.

The Committee received verbal representation from Ms A Lowman and Mr Conner of Phoenix Community Housing, who read from a prepared statement and Mr Gibney of bptw Partnership, who circulated a CGI image of the development to Members and from Mr J Rico, who read from a prepared statement, together with a resident of 3 Hazlehurst Court and on behalf of other objectors, who submitted photographs which were tabled to Members before the meeting in support of objections raised to the development regarding the removal of trees, disruption and the effect it will have on the wild life, parking, anti-social behaviour and the lack of consultation with neighbours by Phoenix.

At 9:51pm the Chair ask Members if they would agree to suspend Standing Orders to allow the meeting to continue. This was unanimously agreed by Members.

Councillor Britton spoke Under Standing Orders as a Ward Councillor in support of objections raised to the development, he also stated that he requested a scale model of the development for Members to see the geographical location in relationship to the surrounding area and how it would effect the open green space, his request was declined on the grounds that it was not necessary.

He ended his presentation by stating that this is the wrong development in the wrong place.

Councillor Hall spoke Under Standing Orders as an adjoining Ward Councillor of Bellingham. He also declared a personal interest as a board member of Phoenix Housing Group. He addressed issues raised by the objectors by confirming that the site was chosen for the amenity space, mature and the type of trees to be replaced will be done through negotiation with residents, 58 one bedroom flats are all wheel-chair compatible and he also confirmed that there is underground parking in Beckenham Hill Heights.

Councillors Britton and Hall vacated the room.

Councillor Clarke, stated that she feared the council is setting a precedent against it's own policies by taking down the existing mature trees which are good for the environment, bulking and the amenity space.

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

Members voted as follows:.

FOR: Councillors Bell (Chair), Hilton, Ibtson, Klier, Ogunbadewa, John Paschoud and Slater.

AGAINST: Councillor Clarke

RESOLVED: that Planning Permission be granted in respect of Application No. DC/14/88227, subject to conditions as set out in the report and the applicant be informed.

4. 44 Upwood Road SE12 8AN

The Planning Officer outlined details of the proposal for demolition of existing garages and the construction of a two storey extension to the side, together with an extension at first floor level and extension to the roof..

The Committee received verbal representation from the agent Mr Stagg on behalf of the applicant, who confirm that some of the objections raised by the neighbour regarding noise and dust will be dealt with by putting up scaffolding and netting to reduce the impact on the next door neighbour.

Following questions and deliberation by Members, Councillor Bell (Chair) moved a motion to accept the officer's recommendation and grant planning permission, which was seconded by Councillor Ibitson.

Members voted as follows:.

FOR: Councillors Bell (Chair), Clarke, Hilton, Ibitson, Klier, Ogunbadewa and Slater

RESOLVED: that Planning Permission be granted in respect of Application No. DC/12/81157, subject to conditions as set out in the report and the applicant be informed.

5. 116 Lee Road SE3 9DE

The planning officer outlined details of the proposal for demolition of existing buildings on the site and the construction of a part two/part four storey building incorporating balconies, comprising a commercial unit (Use Class A1, A2 & B1 or as an art Gallery (in Class D1), 7 one bedroom and 1 two bedroom self-contained flats, with associated landscaping, provision of refuse stores and cycle spaces.

The Committee received verbal representation from the agent Mr M Pender of, PPM Planning Limited and Mr Jackson the Architect, who circulated a CGI image of the building to Members and confirm that reasons for refusal has been dealt with, hence the Inspectorate's decision to grant permission.

Councillor Clarke asked the representative of the applicant if the security screens could be removed, he confirmed that it could be done.

Councillor Clarke further requested that a conditioned be added to strengthen the existing condition to deal with the privacy of other neighbours. The planning officer agreed

Following questions and deliberation by Members, Councillor Bell (Chair) moved a motion to accept the officer's recommendation and grant planning permission with an additional condition, which was seconded by Councillor Hilton.

Members voted as follows:.

FOR: Councillors Bell (Chair), Clarke, Hilton, Ibitson, Klier, Ogunbadewa and Slater

RESOLVED: that Planning Permission be granted in respect of Application No. DC/14/89200, subject to conditions (1) to (27) as set out in the report with additional condition (28) as follows:

(28) No development shall commence on site until a detailed schedule and specification of the privacy screens between the flats have been submitted to and approved in writing by the local

planning authority. The development shall be carried out in accordance with the approved details.

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 DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

and the applicant be informed

6. Holbeach Primary School, Doggett Road SE6

The planning officer outlined details of the expansion of Holbeach Primary School, comprising the demolition of existing single storey extensions; internal alteration and refurbishment of the main school building; erection of single storey extension with rooftop play deck to the northern elevation; erection of a single storey classroom building with rooftop play space; re-configuration of accesses including new main visitor entrance from Nelgarde Road with associated landscape and external works.

The Committee received verbal representation from the agent Mr M Fisher of Bailey Partnership Limited, on behalf of the applicant and from a resident of 116 Nelgarde Road and on behalf of other local residents, who raised concerns regarding parking on Nelgarde and Bradgate Roads.

Councillor John Paschoud arrived during the discussion of this item and did not take part in the voting process.

Following questions and deliberation by Members which included a request for teachers to park in Doggett Road.

Councillor Ibitson, moved a motion to accept the officer's recommendation to grant permission with additional informative, which was seconded by Councillor Clarke. Members voted as follows:

FOR: Councillors Bell (Chair), Clarke, Hilton, Ibitson, Ogunbadewa and Slater

RESOLVED: that Planning Permission be granted in respect of Application No. DC/14/89175, subject to conditions and Informative as set out in the report with an additional informed as follows:

INFORMATIVE

The Council requests that given the issues of parking around the site that staff are encouraged to park on Doggett Road.