

MINUTES OF THE PLANNING COMMITTEE A

Thursday, 23 April 2015 at 7.30 pm

PRESENT: Councillors Abdeslam Amrani (Chair), Stella Jeffrey, Obajimi Adefiranye, Andre Bourne, Amanda De Ryk, Roy Kennedy, Pat Raven and Alan Till

ALSO PRESENT:

Apologies for absence were received from Councillor Paul Upex

1. Declarations of Interests

There were no Declaration of Interests.

2. Minutes

Councillor Amrani (Chair), asked if Members agreed that the Minutes of the Planning Committee (A) meetings held on 12TH March 2015 were accepted as a true and accurate record. Members agreed and was signed by the Chair.

3. 2A Bell Green Lane

The Planning Officer outlined details and answered Councillor queries regarding the proposal for the construction of a second floor extension plus roofspace at 2A Bell Green Lane SE26, to provide 30 additional nursery spaces - 82 places in total.

The Committee received verbal representation from Mr Keith Chandler, from Keith Chandler Ltd acting as agent on behalf of the application. Mr Chandler presented the scheme and addressed Members questions regarding the development.

The Committee received verbal representation from Ms Sally Stephenson, who represented the residents of Porthcawe Road, in objection to the proposed development. Ms Stephenson raised issues relating to the effect of dust affecting the long term health of residents, the impact of the potential increase of debris from school grounds to neighbouring properties, the blocking and destruction of pedestrian pathways and the potential of blocking emergency services, the loss of parking and the timescale of the development.

Councillor Paschoud spoke Under Standing Orders as an Ward Councillor in support of the application. Councillor Paschoud spoke of site visits in which she viewed the development from neighbours properties and explained that there is not an issue of overlooking, but

there is an issue of debris falling from higher windows, and recommended that the windows be kept shut to prevent debris and noise pollution.

Following questions and deliberation by Members, Councillor Alan Till moved a motion to accept the officer's recommendation and grant planning permission subject to condition related to a Construction Management Plan. It was seconded by Councillor Roy Kennedy.

Members voted as follows:

FOR: Councillor Amrani (Chair), Jeffrey, Adefiranye, Bourne, De Ryk and Raven.

RESOLVED: That planning permission be granted in respect of application No. DC/14/87499, subject to the conditions outlined in the report, as well as changes to the wording of Condition (3) to read as follows:

- (3) No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-
 - (a) Dust mitigation measures.
 - (b) The location and operation of plant and wheel washing facilities.
 - (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process .
 - (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) Rationalise travel and traffic routes to and from the site.
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction relates activity.
 - (iii) Measures to deal with safe pedestrian movement.
 - (e) Security Management (to minimise risks to unauthorised personnel).
 - (f) Details of the training of site operatives to follow the Construction Management Plan requirements and any Environmental Management Plan requirements (delete reference to Environmental Management Plan requirements if not relevant).
 - (g) Details of a contact name and phone number for the contractor which shall be displayed in a prominent position on site during the works.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

4. 246a Brownhill Road

The Planning Officer outlined details and answered Councillor queries regarding the proposal for the construction of a four-storey building at the former Ladywell Leisure Centre, 261 Lewisham High Street SE13, comprising 24 x 2 bed-flats on upper floors (Class C3), up to 8 x commercial units on the ground floor for flexible use as retail (Class A1), services (Class A2), business (Class B1) and/or Class D1 non-residential community uses (Class D1), associated soft and hard landscaping boundary treatments, cycle parking and bin store, for a limited period of up to 4 years.

The Committee received verbal representation from Mr Jeff Endean, from AECOM Ltd acting as agent on behalf of the application. Mr Endean presented the scheme and addressed Members questions regarding the development

Following questions and deliberation by Members, Councillor Adefiranye moved a motion to accept the officer's recommendation and grant planning permission subject to conditions as guided by officers. It was seconded by Councillor De Ryk.

Members voted as follows:

FOR: Councillor Amrani (Chair), Jeffrey, Bourne, Kennedy, Raven, and Till.

RESOLVED: That planning permission be granted in respect of application No. DC/15/90792, subject to the conditions outlined in the report.

5. Former Ladywell Leisure Centre, 261 Lewisham High Street, SE13

The Planning Officer outlined details and answered Councillor queries regarding the proposal for the construction of a four-storey building at the former Ladywell Leisure Centre, 261 Lewisham High Street SE13, comprising 24 x 2 bed-flats on upper floors (Class C3), up to 8 x commercial units on the ground floor for flexible use as retail (Class A1), services (Class A2), business (Class B1) and/or Class D1 non-residential community uses (Class D1), associated soft and hard landscaping boundary treatments, cycle parking and bin store, for a limited period of up to 4 years.

The Committee received verbal representation from Mr Jeff Endean, from AECOM Ltd acting as agent on behalf of the application. Mr Endean presented the scheme and addressed Members questions regarding the development

Following questions and deliberation by Members, Councillor Adefiranye moved a motion to accept the officer's recommendation and grant planning permission subject to conditions as guided by officers. It was seconded by Councillor De Ryk.

Members voted as follows:

FOR: Councillor Amrani (Chair), Jeffrey, Bourne, Kennedy, Raven, and Till.

RESOLVED: That planning permission be granted in respect of application No. DC/15/90792, subject to the conditions outlined in the report.

6. St George's Church of England Primary School

Deferred.

7. Featherstone Lodge, Eliot Bank

The Planning Officer outlined details for Featherstone Lodge DC/14/86666 which was agreed by members at Committee on the 29 January 2015. The Planning Officer then explained that Officers maintain support to the redevelopment for Featherstone Lodge, and that obligations agreed in principle will remain applicable, albeit those considered as 'infrastructure' will not be liable to the Lewisham CIL and cannot be contained in a S106.

Following questions and deliberation by Members, Councillor Kennedy moved a motion to accept the officer's recommendation and to grant planning permission subject to conditions as guided by officers. It was seconded by Councillor Raven.

Members voted as follows:

FOR: Councillor Amrani (Chair), Jeffrey, Adefiranye, Bourne, De Ryk and Till.

RESOLVED: That planning permission be granted in respect of application No. DC/14/86666, and to authorise the Head of Law to complete a legal agreement under Section 106 subject to the planning conditions outlined in the report.