

MINUTES OF THE PLANNING COMMITTEE A

Thursday, 16 July 2015 at 7.30 pm

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

ALSO PRESENT:

Apologies for absence were received from Councillor Obajimi Adefiranye and Councillor Amanda De Ryk

1. Declarations of Interests

Cllr Upex declared an interest in items 1 (Hamilton Lodge, 36 Honour Oak Road, SE23) and 2 (118 Canonbie Road, SE23).

2. Minutes

Councillor Walsh (Chair) asked if Members agreed that the Minutes of the Planning Committee (A) meeting held on 4th June 2015 were accepted as a true and accurate record, although Councillor Walsh (Chair) stated that minutes needed amendment to include discussion of Council not following BREEAM with regards to St George's Church of England Primary School (Item 3 on the agenda). Changes were agreed to be made. Minutes were not signed by the chair.

3. Hamilton Lodge Nursing Home - 36 Honor Oak Rd, SE23

Planning Manager Kirstin Clow outlined details of the proposal and answered queries from Councillor Walsh in regards to concern in relation to the proposed shared bathroom facilities, and Councillor Bourne in relation to floor plans, layout and bedroom sizes.

Council's Transport Planner Catherine Paterson and Planning Manager answered questions from Councillor Walsh in relation to the methodology of the car parking assessment which was undertaken.

The Committee received representation from the applicants (Jeff Endean, Sukhi Nijjar and Mark Pender) who outlined further details of the proposal, and responded to questions from Councillor Jeffrey, Councillor Walsh, Councillor Amrani and Councillor Kennedy regarding the length of stay, the provision of shared bathrooms and comparison to existing hostels.

The Committee received representation from Michael Abrahams on behalf of the Forest Hill Society, in opposition to the proposal. Mr Abrahams circulated pictures of the site to Committee, and responded to a question from Councillor Kennedy.

Councillor Upex spoke under standing orders, and suggested instigating a local working group during construction and ongoing, including the local school.

Planning Manager Kirstin Clow responded to questions from Councillor Walsh regarding the operations of the site out of hours, security, staffing over the duration of the consent, the implementation of a quarterly meeting and the suitability of the provided Childrens play area (square metres per child standards).

Following questions and deliberation by Members, Councillor Kennedy moved a motion to accept the officer's recommendation and grant planning permission made a motion to move the item. Councillor Upex requested clarification that the quarterly meeting and monitoring of impact on the local school will be covered. Kirstin Clow clarified that the conditions allow this without amendment. Councillor Jeffrey seconded.

Members voted as follows:

FOR: Councillor Amrani (Chair), Walsh (Vice Chair), Kennedy, Jeffrey, Till, Raven

AGAINST: Bourne

ABSTAINED: Upex

RESOLVED: That planning permission be granted in respect of application No. DC/15/91664, subject to conditions (1) – (9)

4. 118 Canonbie Rd, SE23

Planning Manager Kirstin Clow outlined details of the proposal and answered queries from Councillor Jeffrey regarding connection with the proposal at 36 Honour Oak Road.

The Committee received formal representation applicants (Jeff Endean, Sukhi Nijjar and Mark Pender) who outlined the application, and responded to questions from Councillor Jeffrey and Councillor Walsh with regards to the laundry, link between the site and the site at 36 Honour Oak Road (item 1 on the agenda) and general standard which Council uses when developing hostels.

The Committee received representation from Michael Abrahams on behalf of the Forest Hill Society, in opposition to the proposal. Mr Abrahams also suggested putting a laundry on site, within an outbuilding.

Councillor Upex spoke under standing orders. The applicants responded to questions from Councillor Upex Councillor Amrani regarding the provision of clothes dryers.

Planning Manager Kirstin Clow responded to questions from Councillor Jeffrey and Councillor Walsh regarding what standard of accommodation is occurring under Office to Residential (Class B1 – C3) Prior Approvals.

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

Members voted as follows:

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

AGAINST: Walsh (Vice Chair), Bourne

ABSTAINED: Upex

RESOLVED: That planning permission be granted in respect of application No. DC/15/91663, subject to conditions (1) – (9)

5. 79 Inchmery Rd, SE6

Planning Manager Kirstin Clow outlined details of the proposal and answered questions from Councillor Walsh regarding whether the application has been presented to Committee previously.

The Committee received representation from Abdul Asil (agent) in support of the application.

The Committee received representation from Saladin Garcia (on behalf of the Culvery Green Residents Association Society) in objection to the application.

Planning Manager Kirstin Clow responded to questions from Councillor Upex and Councillor Walsh with regards to local character, merit of the application and standards for light and outlook to a loft.

Following questions and deliberation by Members, Councillor Kennedy moved a motion to accept the officer's recommendation and grant planning permission made a motion to move the item. Councillor Walsh seconded.

Members voted as follows:

FOR: Councillor Amrani (Chair), Kennedy, Jeffrey, Till, Raven,
Walsh (Vice Chair), Bourne

AGAINST: Upex

ABSTAINED: Jeffrey

RESOLVED: That planning permission be granted in respect of application No. DC/15/ 90848, subject to conditions (1) – (2)

The meeting ended at 9:49pm.

Chair

27 August 2015