

MINUTES OF THE PLANNING COMMITTEE A

Thursday, 27 August 2015 at 7.30 pm

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

ALSO PRESENT:

Apologies for absence were received from Councillor Obajimi Adefiranye, Councillor Andre Bourne and Councillor Pat Raven

1. **Declarations of Interests**

There were no declaration of interests.

2. **Minutes**

The Minutes of the Planning Committee (A) meeting held on the 16th July 2015 were agreed.

3. **16 Manor Avenue, SE4**

Planning Manager Emma Talbot outlined details of the proposal.

The Committee received verbal representation from William Deleporte (JaK Studio), acting as agent on behalf of the applicant. Mr Deleporte gave an overview of the proposal and addressed a question from Councillor Jeffrey regarding the dimensions of the roof extension in the rear roof slope.

Planning Manager Emma Talbot addressed a question from Councillor Upex regarding the accuracy of the scale in the drawings.

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

Members voted as follows:

FOR: Councillors Amrani (Chair), Jeffrey, De Ryk, Kennedy, Till, Upex

Councillor Walsh (Vice Chair) arrived to the meeting at 7.50pm and was therefore unable to vote on this item.

RESOLVED: That planning permission be granted in respect of application No. DC/15/90895 subject to the conditions outlined in the report.

4. 2 Cranfield Road, SE4

Planning Manager Emma Talbot outlined details of the proposal and addressed a question from Councillor Upex regarding the difference between Spanish and Welsh slate tiles.

The Committee received verbal representation from Lee Smith, the applicant, who addressed questions from Councillors Walsh and Upex regarding the existing UPVC windows at the rear of the house, the storage of rubbish bins on the property and the level of traffic on Cranfield Road and Harefield Mews.

Planning Manager Emma Talbot addressed a question from Councillors Amrani (Chair) and Jeffrey regarding the potential for surface runoff resulting from the formation of a vehicle crossover at the front of the property and the strengthening of Condition 4.

Following questions and deliberation by Members, Councillor Walsh moved a motion to accept the officer's recommendation and grant planning permission. It was seconded by Councillor De Ryk.

Members voted as follows:

FOR: Councillors Amrani (Chair), Walsh (Vice Chair), Jeffrey, De Ryk, Kennedy, Till, Upex

RESOLVED: That planning permission be granted in respect of application No. DC/15/90949 subject to the conditions outlined in the report.

5. 16-22 Brownhill Road, SE6

Planning Manager Emma Talbot outlined details of the proposal.

The Committee received verbal representation from John Escott (RE Planning), acting as agent on behalf of the applicant and addressed questions from Councillors De Ryk, Upex and Walsh regarding the economic viability of the scheme and the proposed commercial use of the ground floor.

Planning Manager Emma Talbot addressed questions from Councillor Walsh regarding the possibility of the site being land banked for future development, the 6 month rent free period granted to commercial occupiers and the design of the green roof and photovoltaic (PV) panels.

At 8:31pm Councillor Walsh proposed the variation of Condition 8 to require the introduction of a living roof beneath the proposed PV panels. Planning Manager Emma Talbot addressed Councillor Walsh's question and suggested that the existing Condition 8 remain as drafted but the reason be altered to ensure that it was to look at options for increasing the amount of living roof in case it was not achievable to do so. Councillor De Ryk recommended this issue was raised during the application process for all similar proposals.

Following questions and deliberation by Members, subject to the variation of the reason for Condition 8 in accordance with the advice of officers, Councillor Kennedy moved a motion to accept the officer's recommendation and resolve to grant planning permission following the completion of a Section 106 Agreement. It was seconded by Councillor Till.

Members voted as follows:

FOR: Councillors Amrani (Chair), Walsh (Vice Chair), Jeffrey, De Ryk, Kennedy, Till, Upex

RESOLVED: that in respect of Application No. DC/14/89404

(i) RECOMMENDATION (A)

To agree the proposals and 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:-

(1) £35,000 off-site payment towards affordable housing in the Borough;

(2) Unit 3 to meet SELHP Wheelchair Homes Design Guidelines (August 2009);

(3) Developer to undertake initial fit-out of the commercial unit prior to any occupation of the residential units to include:

- service connections for gas, electricity, water and foul drainage;
- provision for telecommunication services and broadband services;
- wall and ceiling finishes;
- DDA compliant entrances;
- screed floors;
- glazing solution.

(4) A 6 month rent free period granted to the commercial occupier to allow the tenant to fit-out the unit and begin trading before any rental payments are due.

(5) A Review Mechanism to be undertaken within 18 months of the date of the Deed should development have not commenced during that period.

(6) Meeting the Council's legal, professional, and monitoring costs associated with the drafting, finalising and monitoring of the Agreement.

(ii) RECOMMENDATION (B)

Upon the completion of a satisfactory Section 106 Agreement, authorise the Head of Planning to Grant Planning Permission subject to conditions as set out in the report and amending the reason for Condition 8 as below:

(8) (a) Prior to any works commencing, full details of the proposed living roofs shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a 1:20 scale plan of the living roofs that includes contoured information depicting the extensive substrate build up and a cross section showing the living roof components and details of how the roof has been designed to accommodate any plant, management arrangements, and any proposed photovoltaic panels and fixings.

(b) The development shall be carried out strictly in accordance with the details so approved under (a) and shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority. Evidence that the roof has been installed in accordance with (a) & (b) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

Reason: To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2015), Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

The meeting ended at 9:49pm.

Chair

27 August 2015