

# MINUTES OF THE PLANNING COMMITTEE A

Thursday, 8 October 2015 at 7.30 pm

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

ALSO PRESENT:

Apologies for absence were received from Councillor Pat Raven and Councillor Alan Till

## 1. **Declarations of Interests**

Councillor Upex advised that he is a Member of the Forest Hill Society.

## 2. **Minutes**

Councillor Amrani (Chair), asked if Members agreed that the Minutes of the Planning Committee (A) meetings held on 27<sup>TH</sup> August 2015 were accepted as a true and accurate record. Members agreed and was signed by the Chair.

## 3. **87C Erlanger Road, SE14**

The Planning Officer Kirstin Clow outlined details and answered Councillor queries of the proposal regarding the construction of a rear roof extension with a side facing window at 87C Erlanger Road, SE14, together with the installation of rooflights to the front and side roofslopes.

The Committee received verbal representation from the applicant, Matt Gooderson. Photographs were tabled before Members.

Councillor Kennedy moved a motion to accept the officer's recommendation and grant planning permission. It was seconded by Councillor Upex.

Members voted as follows:

FOR: Councillors Amrani (Chair), Walsh (Vice-Chair), Jeffrey, Adefiranye, Bourne, De Ryk, Kennedy and Upex.

RESOLVED: That planning permission be granted in respect of application No. DC/15/91551 subject to the conditions outlined in the report.

## 4. **Rear of 53 Dartmouth Road, SE23**

The Planning Officer outlined details of the proposal and addressed queries of the proposal regarding the proposal for demolition of the existing building at Fairway House, r/o 53 Dartmouth Road SE23, and the construction of part single/ part 3-storey and part 5/ part 6-storey buildings to provide 27 self-contained residential

flats with ground floor offices (Use Class B1a), together with the provision of 3 disabled parking bays, 54 secure cycle spaces and associated landscaping.

The Planning Officer addressed a question from Councillor Jeffrey regarding clarity of Conditions 36 and 37. It was confirmed that the Condition had been repeated and this was a misprint.

A model was tabled before Members.

The Committee received verbal representation from Mark Pender and Thomas Dine, acting as agent, who addressed questions from Councillors.

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

Members voted as follows:

FOR: Councillors Amrani (Chair), Walsh (Vice Chair), Jeffrey, Adefiranye, Bourne, De Ryk and Kennedy.

ABSTAINED: Councillors Upex.

RESOLVED: That planning permission be granted in respect of application No. DC/15/90942 subject to the conditions outlined in the report.

## **5. 14 Wastdale Road, SE23**

The Planning Officer outlined details of the proposal regarding the redevelopment of the existing hall consisting of the retention of the facade, the demolition of the rest of the existing building and the construction of a three storey block with green roof and photovoltaic panels at 14 Wastdale Road SE23, to provide 6, one bedroom and 3, two bedroom self-contained flats, together with the provision of cycle storage, refuse storage and associated amenity space.

The Committee received verbal representation from Murray Groves, acting as agent on behalf of the applicant.

Councillor Kennedy 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, Adefiranye, Bourne, De Ryk, Kennedy and Upex.

RESOLVED: That planning permission be granted in respect of application No. DC/15/91507 subject to the conditions outlined in the report.

## **6. 10 Round Hill, SE26**

The Planning Officer outlined details and addressed queries of the proposal regarding the demolition of the existing garage and the construction of a two bedroom single-storey dwellinghouse to land at the rear of 10 Round Hill SE26, incorporating a courtyard and green living roof, together with the erection of boundary fencing and the provision of refuse and cycle stores.

The Committee received verbal representation from Robin Harper, acting as agent on behalf of the applicant.

The Committee also received verbal representation from James Eland who represented the residents of Roundhill Road, in objection to the proposed development.

Two objector letters were tabled before Members.

Following questions and deliberation by Members, the first motion was not carried. Members discussed the variation of Condition 3 to require further details to mitigate potential subsidence. Councillor Upex requested further information on how a condition would be discharged. The Planning Officer confirmed that a condition is discharged by Planning Officers.

Councillor Kennedy moved a second motion to accept the officer's recommendation and grant planning permission subject to an amended condition to secure details of measures to mitigate potential subsidence. It was seconded by Councillor Jeffrey.

Members voted as follows:

FOR: Councillors Amrani (Chair), Walsh (Vice Chair), Jeffrey, Adefiranye, De Ryk, and Kennedy.

AGAINST: Councillors Upex and Bourne.

RESOLVED: That planning permission be granted in respect of application No. DC/14/89254, subject to conditions (3) to be amended 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 related activity.
  - (iii) Measures to deal with safe pedestrian movement.
- (e) Details of measures to mitigate potential subsidence.
- (f) Security Management (to minimise risks to unauthorised personnel).

**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).

The meeting ended at 10.15pm.

Chair

08 October 2015