

# MINUTES OF THE PLANNING COMMITTEE A

Thursday, 19 November 2015 at 7.30 pm

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

ALSO PRESENT:

Apologies for absence were received from

## 1. **Declarations of Interests**

Councillors Till, Walsh, Adefiranye, Bourne, Jeffrey, De Ryk and Upex confirmed they had been lobbied for Item 4 on the agenda but were keeping an open mind.

## 2. **Minutes**

Councillor Amrani (Chair), asked if Members agreed that the Minutes of the Planning Committee (A) meeting held on 8<sup>TH</sup> October 2015 were accepted as a true and accurate record. Members agreed and was signed by the Chair.

## 3. **Changes to Agenda**

Councillor Amrani advised committee that item 6 and had been moved to the end of the agenda.

## 4. **1 Ringmore View - Ringmore Rise, SE23**

The Planning Officer Michael Forrester outlined details and answered Councillor queries of the proposal regarding the construction of a two storey rear extension at 1 Ringmore View, together with the installation of 4 rooflights, an external staircase on the north side of the house and a timber deck to the rear.

An objector letter was tabled before Members.

The Committee received verbal representation from the applicant, Simon Whitehead.

The Committee also received verbal representation from Kurt van den Eynden who represented the residents of Ringmore View, in objection to the proposed development. Photographs and Drawing were circulated before Members.

Following questions and deliberation by Members, Councillor Kennedy 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, Kennedy, and Raven.

AGAINST: Councillor Upex.

ABSTAINED: Councillor Till.

RESOLVED: That planning permission be granted in respect of application No. DC/15/93284 subject to the conditions outlined in the report.

## **5. 204 Devonshire Road, SE23**

The Planning Officer Emma Talbot outlined details of the proposal and addressed queries of the proposal regarding the proposal for the alteration and conversion of the existing 6 bedroom single family dwellinghouse to provide 2 x 2 bedroom self-contained flats and 1 x 3 bedroom self-contained flat, together with the construction of a single storey extension to the rear, a roof extension in the rear roof slope, the installation of solar panels in the side roof slope, a privacy screen to the existing first floor balcony and the provision of cycle and refuse storage at 204 Devonshire Road SE23.

Planning Officer Emma Talbot outlined that this application had been recommended refusal by Planning Officers and it had been referred to Committee by Councillor Upex.

The Committee received verbal representation from the agent, Christopher Whitehouse.

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

Members voted as follows:

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

AGAINST: Councillors Adefiranye, Bourne, Till and Upex.

RESOLVED: That planning permission be refused in respect of application No. DC/15/93122.

## **6. 38 Ommaney Road, SE14**

The Planning Officer Emma Talbot outlined details of the proposal regarding the demolition of the existing property and the construction of a three storey terrace house plus attic comprising five bedrooms at 38 Ommaney Road, SE14.

Planning Officer Emma Talbot stated that Councillor Sorba had objected to the proposal following the publication of the report.

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

Councillor Walsh queried why additional details had not been provided.

The Committee received verbal representation from Jeremy Bottleworth, Planning Consultant.

The Committee also received verbal representation from Malcolm Bates, in objection to the proposed development. The previous application submission was circulated before Members.

Councillor Walsh 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, Raven, Till and Upex.

RESOLVED: That planning permission be granted in respect of application No. DC/15/91590 subject to the conditions outlined in the report.

## **7. Riverdale House, 68 Molesworth Street, SE13**

The Planning Officer Emma Talbot outlined details and addressed queries of the proposal regarding the construction of a part one, part two storey extension to the roof of Riverdale House, 68 Molesworth Street, London, SE13 7EY and the alteration and conversion of the Mill House to residential use to provide a total of 25 dwellings comprising fourteen 1 bedroom dwellings, seven 2 bedroom dwellings and four 3 bedroom dwellings along with the provision of associated cycle parking and refuse storage.

The Planning Officer Emma Talbot advised that 1 additional condition in relation to construction management (Condition 20) was proposed. In addition to this, it was also proposed to amend the number of cycle parking spaces required by Condition 9 from the stated 46 to 36, as required by the London Plan.

Councillor Walsh queried whether a sunlight assessment had taken place and whether the proposal would have an impact on the existing ecology.

Councillor Jeffrey queried if future residents would be informed of the restriction in applying for parking permits. Planning Officer Emma Talbot advised that in the Section 106 agreement a car parking zone restriction would be incorporated and the developer would be required to inform residents of this restriction prior sale.

The Committee received verbal representation from Tim Gaskell and Alex Wythe, the agent and architect.

Councillor Walsh queried the agent on how the existing ecology could be protected. The agent suggested that a Construction Management Plan condition be included that would seek to preserve the existing ecology.

Following questions and deliberation by Members, subject to the variation of Condition 9 and the addition of Condition 20 in accordance with the advice of officers, Councillor Walsh 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, Adefiranye, Bourne, De Ryk, Kennedy, Raven, Till and Upex.

RESOLVED: That planning permission be granted in respect of application No. DC/15/91069, subject to conditions as outlined in the report, as well as the amendment of condition (9) and the addition of a new condition (20) to read as follows:

9. (a) A minimum of 36 additional secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
- (b) No development shall commence above ground floor level until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
- (c) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

**Reason:** In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

20. No development shall commence on site until a Construction Logistics Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall demonstrate the following:-
  - (a) Rationalise travel and traffic routes to and from the site.
  - (b) 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 vehicle activity.
  - (c) Measures to deal with safe pedestrian movement.
  - (d) Measure to protect ecology

The measures specified in the approved details shall be implemented prior to commencement of development and shall be adhered to during the period of construction.

**Reason:** In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and Policy 5.3 Sustainable design and construction,

**8. 167-169 Lewisham Road, SE13**

The Planning Officer Michael Forrester outlined details and addressed queries of the proposal regarding the demolition of existing petrol filling station, canopies and all site buildings at 167-169 Lewisham Road SE13 and construction of a six storey building comprising ground floor commercial unit (Use Class A1-A3) with 28 residential units above, associated refuse and cycle spaces and landscaping.

**At 9:03pm Councillor Bourne stepped outside and returned before the end of the Officer's application description.**

An objector letter was tabled before Members.

The Committee received verbal representation from Jeremy Haughton, Arthur Timothy and Andy Leahy.

The Committee also received verbal representation from Rachel Ellis, in objection to the proposed development. Photographs and Residents' response document were circulated before Members.

Councillor De Ryk queried how to prevent large trucks from entering small local roads. The Planning Officer outlined that an informative stating that large vehicles should adhere to the vehicle access restrictions within the local roads could be added to the application.

Following questions and deliberation by Members, subject to the variation of Condition 11 in relation to living roofs so that they extend across the entire roof. In accordance with the advice of officers, Councillor Walsh moved a motion to accept the officer's recommendation and resolve to grant planning permission. It was seconded by Councillor Raven.

Members voted as follows:

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

RESOLVED: That planning permission be granted in respect of application No. DC/15/91914, subject to conditions as outlined in the report, as well as the amendment of condition (11) to read as follows:

(a) Notwithstanding the detail shown on plan no 12-241-110 rev C, the living roof shall extend across the entire roof, the details of which are to be submitted in writing and approved by the local planning authority prior to the commencement of above ground works. The development shall be maintained thereafter.

(b) The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

(c) Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

## **9. 9 Tyson Road, SE23**

The Planning Officer Michael Forrester outlined details and answered Councillor queries of the proposal regarding the installation of replacement UPVC double-glazed windows to the front, rear and sides of 9 Tyson Road SE23.

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

Members voted as follows:

FOR: Councillors Amrani (Chair), Jeffrey, Adefiranye, Bourne, Raven, Till and Upex

ABSTAINED: Councillors Walsh (Vice-Chair), De Ryk and Kennedy,

RESOLVED: That planning permission be granted in respect of application No. DC/15/92829 subject to the conditions outlined in the report.

The meeting ended at 9.40pm. Chair

19 November 2015