

MINUTES OF THE PLANNING COMMITTEE A

Thursday, 21 April 2016 at 7.30 pm

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

ALSO PRESENT:

Apologies for absence were received from Councillor Amanda De Ryk

1. Declarations of Interests

Councillor Raven declared an interest in the St Winifreds proposal (Application DC/15/91968).

2. Minutes

The Minutes of the meeting of Planning Committee (A) held 31st March 2016 were agreed by Members to be a true and accurate record, subject to the following amendments:

- Correction of the spelling of Councillor Klier;
- Councillor De Ryk voted for Application DC/15/094586;
- The addition of conditions regarding amplified noise and sporting use for application No. DC/15/094586;
- Councillor De Ryk wasn't present for items 6 & 7 of the Minutes.

The minutes were signed by the Chair at the end of the meeting.

7. 103B Pepys Road

The Planning Officer Michael Johnson outlined details of the proposal and addressed questions from Councillors Walsh and Jeffrey regarding the proposed materials and the visibility of the proposal from the public realm.

The Committee received verbal representation from Helen Le Fevre of 101 Pepys

Road SE14, objecting to the proposal. Ms Le Fevre raised concerns regarding the impact of the proposal on the amenity of 101 Pepys Road and the submission of incorrect plans regarding the positioning of the proposal in relation to the boundary. Ms Le Fevre addressed questions from Councillors Hilton, Walsh and Bourne regarding the impact of the proposal on access to the side wall of the rear extension to 101 Pepys Road and the date on which the extension at her property was built.

Councillor Adefiranye arrived to the meeting at 7.50pm.

Councillor Paul Bell spoke under Standing Orders regarding the impact of the proposal on the Telegraph Hill Conservation Area and the amenity of the neighbouring 101 Pepys Road, the inaccuracy of the submitted plans, issues relating to party wall development and the Conservation Officer's objection to the proposal.

The Planning Officer addressed further questions regarding the design of the proposal and the regulations for party wall development.

The Legal Officer Kevin Chadd addressed a question from Councillor Walsh as to whether the proposal being contrary to DM Policies 30 & 31 was reasonable grounds for refusal.

Following deliberation by Members, Councillor Walsh moved a motion to reject the Officer's recommendation and refuse planning permission. It was seconded by Councillor Andre Bourne (Vice Chair).

FOR: Councillors Abdeslam Amrani (Chair), Andre Bourne (Vice Chair), Adefiranye, Hilton, Jeffrey, Raven, Till, Walsh

ABSTAINED: Councillor Adefiranye

RESOLVED: That planning permission be refused in respect of application no. DC/15/94365 for the following reasons:

Refusal Reason

The proposed side and rear extension by virtue of its scale and massing and unsympathetic design fails to maintain an acceptable sense of subservience to the host building and would cause harm to the character and appearance of the rear of the terrace and wider Telegraph Hill Conservation Area and as such is unacceptable. The proposal is therefore contrary to Policy 15 High Quality Design and Policy 16 Conservation areas, heritage assets and the historic environment for Lewisham of the adopted Core Strategy

(2011); DM Policy 30 Urban Design and Local Character, DM Policy 31 Alterations and Extensions to Existing Buildings including Residential Extensions, DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (2014); Residential Standards SPD of the Local Development Framework (2012); Conserving and enhancing the historic environment, of the National Planning Policy Framework (2012), and policy 7.8 (Heritage Assets and Archaeology) of the London Plan (2015 as amended)

6. Sergison Cottage, Goffers Road

The Planning Officer Michael Johnson outlined details of the proposal.

The Committee received verbal representation from Mehul Patel, the applicant. Mr Patel gave an overview of the proposal, circulated photographs of the site among Members and addressed a question from Councillor Hilton as to whether the proposal had already been built.

The Committee received verbal representation from Sue Heath, speaking on behalf of the Governors of the neighbouring All Saints' Primary School, objecting to the proposal. Ms Gault raised concerns regarding the health and safety of the students of the school during construction and the stability of the proposed retaining wall.

The Committee received further verbal representation from Howard Shields of The Blackheath Society, objecting to the proposal. Mr Shields raised concerns regarding the integrity of the proposed retaining wall and suggested a Structural Report was usually submitted in support of similar applications.

The objectors addressed questions from Councillors Jeffrey, Adefiranye and Walsh regarding whether there was an archaeological interest on the site and as to why an application for full planning permission had not been made.

Councillor Kennedy arrived to the meeting at 8.15pm.

The Legal Officer Kevin Chadd addressed a question from Councillor Walsh as to whether planning permission could be granted, with Condition 3 to be approved by Planning Committee at a later stage.

At 8.20pm Councillor Walsh proposed an additional Condition be imposed limiting excavation works to be completed outside of school term.

Following deliberation by Members, Councillor Walsh moved a motion to accept the officer's recommendation and grant planning permission, subject to Condition 3 (Construction Management Plan) being determined at Planning Committee. It

was seconded by Councillor Till.

FOR: Councillors Abdeslam Amrani (Chair), Andre Bourne (Vice Chair), Hilton, Jeffrey, Till, Walsh

AGAINST: Councillors Adefiranye, Raven

ABSTAINED: Councillor Kennedy

RESOLVED: That planning permission be granted in respect of application No. DC/15/94940 subject to the conditions outlined in the report, as well as an additional condition in respect of excavation works and the approval of Condition 3 at Planning Committee.

3. Construction/Environmental Management Plan

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) A structural method statement prepared by an appropriately qualified civil or structural engineer, demonstrating how the excavation, demolition and construction work (including temporary propping and other temporary works) are to be carried out whilst safeguarding the structural stability of the adjoining retaining wall
- (e) 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.
- (f) Security Management (to minimise risks to unauthorised personnel).

(g) 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).

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 (2011).

Excavation Works

No works of excavation in connection with the approved basement (as identified in the Construction Management Plan) shall take place during the term times of All Saints School.

Reason: In order to minimise disruption to the operation of the school in the interest of educational continuity, amenity and safety in compliance with Policy 5.18 Construction, excavation and demolition waste of the London Plan 2015 (as amended).

3. St Winifreds, 26 Newstead Road SE12

The Planning Officer Michael Johnson outlined details of the proposal and addressed questions from Councillor Walsh regarding the materials to be used to be used for the proposed playspace, whether the relevant playspace policies had been met and if a commuting plan had been included within the proposal.

The Committee received verbal representation from Cathy Buckley (Pollard Thomas Edwards) acting as agent on behalf of the applicant. Ms Buckley gave an overview of the proposal.

The Committee received verbal representation from Catherine Sutton, objecting to the proposal. Ms Sutton raised concerns regarding the intrusive nature of the proposal on neighbouring properties, loss of amenity and the impact of the proposal on traffic.

The Planning Officer addressed questions from Councillor Walsh regarding the issues raised in Councillor Mallory's tabled email of 21 April 2016 and the proposed materials for the scheme.

Following deliberation by Members, Councillor Kennedy moved a motion to accept

the officer's recommendation and grant planning permission. It was seconded by Councillor Till.

FOR: Councillors Abdeslam Amrani (Chair), Andre Bourne (Vice Chair), Adefiranye, Hilton, Jeffrey, Kennedy, Till

ABSTAINED: Councillors Raven, Walsh

RESOLVED: That planning permission be granted in respect of application No. DC/15/91968 subject to the conditions outlined in the report.

4. 14A Lewisham Hill, SE13

The Planning Officer Michael Johnson outlined details of the proposal and addressed questions from Councillors Abdeslam Amrani (Chair) and Walsh regarding the relevant policy applying to the conversion of a family home and the freehold status of the property.

The Committee received verbal representation from Miheer Mehta (Project Nine Design Ltd.), acting as agent on behalf of the applicant. Mr Mehta gave an overview of the proposal and addressed questions from Councillors Walsh, Bourne, Jeffrey, Hilton and Kennedy regarding the nature of the works undertaken, the freehold status of the property and whether the housing standards of the London Plan had been met.

The Committee received verbal representation from Danielle Martin, objecting to the proposal on behalf of Lewisham Homes. Ms Martin raised concerns regarding the works' encroachment onto Lewisham Homes' land, the applicant's breach of lease and the impact on neighbours' amenity.

The Committee received further verbal representation from Barbara Taiga of 14B Lewisham Hill, objecting to the proposal. Ms Taiga raised concerns regarding the impact on her property from the works carried out and the proposal being contrary to DM Policy 3 and London Plan Policy 5.

The Planning Officer addressed further questions from Councillors Andre Bourne (Vice Chair), Hilton and Walsh regarding whether the statutory consultation requirements of the application had been met, whether the correct certificate had been signed and whether the guidelines concerning the conversion of a family home had changed.

The Legal Officer Kevin Chadd addressed a question from Councillor Hilton as to whether planning permission can be granted for a site not owned by the applicant.

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

Members voted as follows:

FOR: Councillors Abdeslam Amrani (Chair), Hilton, Jeffrey, Kennedy, Till

AGAINST: Andre Bourne (Vice Chair), Adefiranye, Raven, Walsh

RESOLVED: That planning permission be granted in respect of application No. DC/15/93788 subject to the conditions outlined in the report.

5. 12-16 Baring Close SE12

The Planning Officer Michael Johnson outlined details of the proposal.

The Committee received further verbal representation from Peter Morley, objecting to the proposal. Mr Morley raised concerns regarding the Tree Officer's assessment of the site and considered it to have significant ecological and biodiversity value. Mr Morley addressed questions from Councillors Walsh and Jeffrey regarding the species of trees present within the site.

The Planning Officer addressed a further question from Councillor Walsh regarding whether a Tree Preservation Order existed on the site.

Following deliberation by Members, Councillor Walsh moved a motion to defer the decision on the application, subject to the carrying out of a further Biodiversity Assessment. It was seconded by Councillor Andre Bourne (Vice Chair).

FOR: Councillors Andre Bourne (Vice Chair), Adefiranye, Raven, Till, Walsh

AGAINST: Councillors Abdeslam Amrani (Chair), Hilton, Jeffrey, Kennedy

RESOLVED: That a decision in respect of application No. DC/15/094376 be deferred to allow for the carrying out of a Biodiversity Assessment in relation to the proposal and the application be returned to the next Planning Committee B meeting on 2 June 2016.

The meeting ended at 10:20pm. Chair

21 April 2016