

MINUTES OF THE PLANNING COMMITTEE B

Thursday, 1 February 2018 at 7.30 pm

PRESENT: Councillors Joani Reid (Chair), Olurotimi Ogunbadewa (Vice-Chair), Mark Ingleby, Jim Mallory, Hilary Moore, John Muldoon and Sophie McGeevor

ALSO PRESENT: Officers: Richard McEllistram – Planning Service, Paula Young - Legal Services, Alfie Williams - Planning Committee Co-ordinator.

Apologies for absence were received from Councillor Susan Wise

1. Declarations of Interests

Councillors Reid (Chair), Ogunbadewa (Vice Chair), Ingleby, Mallory, Moore, McGeevor, Muldoon & Hilton declared interest as members of the Labour Party in regard to the application at 43 Sunderland Road

Councillor McGeevor spoke under standing orders in favour of the application at 70 Loampit Hill.

2. Minutes

The Minutes of the Planning Committee (B) meeting held on 21 December 2017 were agreed by members.

3. 17 BRANDRAM ROAD, LONDON, SE13 5RT

The meeting began at 19:30. Councillor Ogunbadewa (Vice Chair) chaired the meeting for the application at 17 Brandram Road in the absence of Councillor Reid (Chair).

Planning Manager Richard McEllistram outlined the details of the application to members and stated that the Section 106 Agreement would clarify details relating to the CPZ and parking. Councillor McGeevor asked for details of the materials and was directed to the correct page of the report. Richard McEllistram then clarified some architectural terms for the committee. Councillor Ingleby asked a question regarding Japanese Knotweed in relation to a previous application at the site. Richard McEllistram noted that Japanese Knotweed wasn't a refusal reason for the previous application.

The committee then received a verbal representation from Mr Eralp Semi (agent). Mr Semi stated that this application had been informed by the planning inspectors comments in regard to an application previously refused at the site. It was also stated that a pre-application meeting had been undertaken with the Council and that neighbours were now satisfied with the proposal. Mr Semi also explained that any remaining detailed matters would be addressed by condition.

Councillor Ingleby ask a question in relation to the historic wall at the site and asked why the planning application had been submitted before a formal response

to the pre-application meeting had been received. Councillor Hilton asked a question regarding the layout of the flat and asked which market the flats were aimed at. Mr Semi responded that the layout of the flats meet London Plan requirements and were informed by preferences within the local market. Councillor Muldoon asked for clarification regarding the pre-application meeting. Richard McEllistrum confirmed that officers were satisfied with the proposal.

The committee then received a verbal representation from Mrs Penny Aldred. She stated that she had lived in the area for over 30 years and had spoken against previous applications at the site. Mrs Aldred commented that she was pleased with the scale and design of the proposal and noted the historic character of the site including the wall of Dacre House. Mrs Aldred also raised the issue of Japanese Knotweed and Land Contamination at the site.

Councillor Hilton stated that the scheme was an improvement on previous proposals and also asked if a condition could be added to address the Japanese Knotweed. Richard McEllistrum confirmed that Japanese Knotweed was not a planning consideration and clarified some points raised in regard to the historic wall and archaeology. It was also confirmed that an archaeology condition was proposed.

Further deliberation between members took place. Councillor Muldoon moved a motion to accept officers recommendation for approval. The motion was seconded by Councillor Ingleby.

Members voted as follows

FOR APPROVAL: Councillors Ogunbadewa (Vice Chair), Ingleby, Mallory, Moore, McGeevor, Muldoon & Hilton

Resolved: That planning permission be approved in respect of application DC/17/103409 subject to the negotiation of the Section 106 Agreement.

4. 14 THE GLEBE, LONDON, SE3 9TG

Planning Manager Richard McEllistrum outlined the details of the application and made reference to the Draft London Plan and limited weight it can be afforded, noting that it does have implications for infill developments. Richard McEllistrum noted that the building was locally listed and that three different proposals at the site have previously been refused, with appeals dismissed. It was also noted that the external materials and appearance would be secured via condition.

Councillor Reid (Chair) asked for background regarding the proposals that had previously been refused. It was explained that the most recent previous design had been considered unimaginative and uncomplimentary to the building and that the siting and height of both preceding schemes had made the proposed buildings more prominent than the current scheme before members. Richard McEllistrum then emphasised that the principle of a contemporary design had been accepted at appeal.

Councillor Hilton raised concerns regarding outlook and the building's status as an annex. Richard McEllistrum replied that the outlook from the basement had

been considered acceptable by the Planning Inspectorate. Paula Young then stated that the building should be treated as an annex and would be conditioned as ancillary to the dwelling house. A discussion then took place regarding the design of the annex and the quality of the information submitted. Councillor Moore stated that she wasn't convinced that the building responded well to its surroundings.

The committee then heard a verbal presentation from Mr David Graham (agent). He noted that the proposed building is located away from boundaries and neighbouring properties and that trees would provide screening. Mr Graham then stated that the proposed white limestone references the stucco of the surrounding buildings.

Councillor Reid (Chair) asked how the new design responds to previous refusals. Mr Graham replied that scale and massing had been reduced while maintaining a contemporary design approach. Councillor Hilton then stated that the modern design would not look subservient located amongst historic buildings. Councillor Reid (Chair) commented that a pastiche of the surrounding buildings should be avoided. Further discussion took place regarding the ancillary status of the building's proposed use. The Chair confirmed to the committee that any potential future severance of use of the annexe was not a relevant planning consideration for this proposal.

Councillor Hilton commented that the design was hard to visualise. Councillor Ingleby agreed that the design was not clear and that a design condition was not satisfactory. Councillor Mallory was opposed to the deferral of the application. Councillor McGeevor commented that the applicant had submitted sufficient design details with the application. Further deliberation between members took place, including on the matter of whether Officers should be able to undertake a final judgement on the detailed form of external materials, as is set out within the recommendation to be secured by condition.

Councillor Ingleby moved a motion to defer the application in order to receive greater design details. The motion was not seconded. Councillor Mallory moved a motion to approve the application in line with officer's recommendations. The motion was seconded by Councillor Ogunbadewa.

Members voted as follows:

FOR APPROVAL: Councillors Reid (Chair), Ogunbadewa (Vice Chair), Mallory, Moore, Muldoon, McGeevor

AGAINST: Councillor Ingleby

ABSTAINED: Councillor Hilton

Resolved: That planning permission be approved in respect of application DC/17/103412.

5. 70 LOAMPIT HILL, LONDON, SE13 7SX

Councillor McGeevor sat out the meeting and spoke under standing orders. Planning Manager Richard McEllistrum outlined the details of the application and confirmed that the Brockley Society had objected to the proposal.

Councillor Mallory asked a question regarding the hardstanding. Richard McEllistrum replied that permeable hardstanding would be secured by condition. Councillor Moore asked a question regarding the trees on the site and sought clarity over the practicality of relocating a tree. Richard McEllistrum stated that relocating a tree may prove to be difficult but that replacement semi-mature trees can be secured by condition.

The committee then heard a verbal representation from Mr Ben Stagg (Agent). He documented the poor condition of the property and commented that the proposal would better respond to the housing needs of the local area. Mr Stagg also noted that the proposal followed pre-application guidance given by the Council.

Clare Cowen, representing the Brockley Society, then spoke in objection to the proposal. She stated the Brockley Society consider the proposal to be overdevelopment and contrary to DM Policy 3. Clare Cowen commented that the two smaller flats proposed on the top floor would be better suited as a single flat and that there is not a strong demand for one bedroom flats in the local area. Claire Cowen then stated that relocation of trees on the site had not been given sufficient consideration given that the trees would be viable for the next 20 years.

Councillor McGeevor then spoke under standing orders in favour of the proposal. Councillor McGeevor commented that it was right and proper that the subdivision of the property has been given thorough consideration and deliberation. Councillor McGeevor stated that in this case the subdivision would be beneficial to the local area providing good quality housing. She also stated that the relocation of trees could be conditioned and that the applicant had indicated that they would be supportive of doing so.

Councillor Moore asked whether the standard of accommodation within the flats was compliant with the London Plan. Richard McEllistrum replied that they would. A discussion then took place between members regarding the existing trees on the site. It was agreed by members and officers that the wording of the conditions relating to trees and landscaping should be amended.

Councillor Hilton moved a motion to accept officers recommendation for the approval. The motion was seconded by Councillor Ogunbadewa (Vice Chair).

Members Voted as follows:

For Approval: Councillors Reid (Chair), Ogunbadewa (Vice Chair), Ingleby, Mallory, Moore, Muldoon, Hilton.

Resolved: That planning permission be approved in respect to application DC/17/103790 with amendments made to the Soft Landscaping Condition in regard to existing trees on the site.

6. 43 SUNDERLAND ROAD, LONDON, SE23 2PS

Councillor Reid (Chair) moved a motion to allow officers to decide the application under delegated authority, in line with officer's recommendations.

Members voted as follows:

IN FAVOUR: Councillors Reid (Chair), Ogunbadewa (Vice Chair), Ingleby, Mallory, Moore, McGeevor, Muldoon & Hilton

Resolved: That application DC/17/104739 be decided by Council officers under delegated authority.

Meeting ended at 21:06