

Committee	STRATEGIC PLANNING COMMITTEE	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date 14 DECEMBER 2016

MINUTES

To approve the minutes of the meeting of the Strategic Planning Committee held on the 29 Septmeber 2016.

LONDON BOROUGH OF LEWISHAM

MINUTES of the meeting of the STRATEGIC PLANNING COMMITTEE held in THE COUNCIL CHAMBERS, LEWISHAM TOWN HALL, CATFORD SE6 on Thursday 29th September 2016 at 7:35PM.

PRESENT: Councillors: De Ryk (Chair), Paschoud (Vice-Chair), Egan, Bonavia, Bell and Coughlin

APOLOGIES: Councillors: Amrani, Curran, Hall and Reid

STANDING ORDERS: Councillor: Dacres

OFFICERS: Emma Talbot - Head of Planning, Monique Wallace - Planning Officer, Suzanne White – Planning Officer, Paula Young - Legal Services, Catherine Patterson – Highways, Renee Hayles - Committee Co-ordinator and Louis Mills – Assistant Committee Co-ordinator.

1. DECLARATION OF INTERESTS

No interests.

2. MINUTES

Councillor De Ryk (Chair) advised that the minutes of the previous meeting would be agreed at the next committee meeting.

3. LAND NORTH OF REGINALD ROAD AND SOUTH OF FRANKHAM STREET, SE8

The Head of Planning presented the following planning application (DC/16/95039):

Demolition of the former caretaker's house on Frankham Street and 2-30A Reginald Road, partial demolition, conversion and extension of the former Tidemill School buildings and the construction of three new buildings ranging from 2 to 6 storeys at Land North of Reginald

Road & South of Frankham Street SE8, to provide 209 residential units (80 x one bedroom, 95 x two bedroom, 26 x three bedroom, 8 x four bedroom) together with amenity space, landscaping, car and cycle parking.

An addendum report was also circulated.

Questions by Members followed including discussions relating to affordable housing, site layout and permeability. Suzanne provided further clarification on permeability and access into the site. Further discussions followed relating to S106 and grant funding, what is meant by affordable housing and how much of this constitutes social rent and the demolition of Reginald House.

The applicants presented the scheme. The Committee also received verbal representation from Diane Gurson and Sonia Hines who are in favour of the application and are existing residents of Reginald House. Questions by Members followed relating to phasing, the finish of the buildings, the types of tenancies that residents would have and the number of existing properties in Reginald House. Jeff Endean (Strategic Housing Manager) talked about the involvement of Lewisham's Housing team in the project. Further questions followed including retaining the caretaker's cottage, landscaping (public space), affordable housing, consultation, whether the homes are like for like, access to the new garden for residents, intermediate housing and the square footage of the pocket garden.

The committee received verbal representation from 5 objectors; Chris Duffy, James O'Riley, Andrea Carey-Fuller, Pauline Wamunyu and Andy Thornes. Their representations were in relation to loss of sunlight, green space, social housing, groups held at the current location, loss of the wildlife garden and the impact of the development on the existing residents of Reginald House. Questions by members followed relating to; consultation, the wildlife garden, their outstanding worries, the size of the pocket garden, deferring the application and whether interest groups can work with the applicants.

Councillor Brenda Dacres spoke under Standing Orders.

Further questions by Members followed relating to Compulsory Purchase Orders, the Human Rights of children, right to light, the Council's Affordable Homes Policy, gated gardens and the deferral of the planning application.

Standing Orders were suspended at 9:57pm.

Councillor Bonavia moved a motion to defer the application. It was seconded by Councillor Coughlin.

Members voted as follows:

FOR: Councillors De Ryk (Chair), Paschoud (Vice-Chair) Bonavia, Bell, Coughlin and Egan.

DEFER: The decision was deferred to allow:

1. for clarification of impacts on neighbouring properties, particularly Frankham House and Princess Louise Building, in respect of daylight and boundary treatments;
2. for re-consideration of the way the proposed open spaces and communal areas would be run, managed and shared in order to compensate for the loss of the former school garden, particularly with regard to their use by children;
3. for justification of the demolition of Reginald House and details on the terms of re-location of residents of Reginald House; and

4. for the net contribution to affordable housing to be clarified.

4. SITE OF FORMER DEPTFORD GREEN SCHOOL, AMERSHAM VALE, LONDON, SE14

The Head of Planning presented the following planning application:

Construction of residential blocks ranging between 1 and 5 storeys in height comprising 120 residential flats, maisonettes and houses, together with the provision of refuse and cycle storage and associated landscaping at the land of the former Deptford Green School, Amersham Vale, SE14. By way of further detail, the accommodation proposed is as follows 31 x 1 bedroom, 35 x 2 bedroom and 1 x 3 bedroom flats, 18 x 2 bedroom, 13 x 3 bedroom and 4 x 4 bedroom maisonettes incorporating balconies and 16 x 3 bedroom and 4 x 4 bedroom houses.

The Head of Planning outlined the details of the case DC/15/95027 and advised that all references to affordable rent in the Officer's report, should be social rent.

Questions by Members followed including discussions relating to the ownership of the land and affordable housing.

The applicants presented the scheme. Verbal representation was also received Jeff Endean (Strategic Housing Manager).

Questions by members followed including S106 for health and education and why the Council aren't developing the land.

The Head of Planning proposed a variation to Condition 22 with respect to Highways works.

Councillor De Ryk also raised concerns relating to management and maintenance. She requested that the conditions were amended so that funding and maintenance issues were addressed.

Councillor Paschoud moved a motion to grant the application. It was seconded by Councillor Bonavia.

Members voted as follows:

FOR: Councillors De Ryk (Chair), Paschoud (Vice-Chair) Bonavia, Bell, Coughlin and Egan.

The meeting ended at 10:23pm

Chair

29 September 2016

