

Committee	PLANNING COMMITTEE (B)	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date 06 JULY 2017

MINUTES

To approve the minutes of the meeting of Planning Committee (B) held on the 25th May 2017.

PRESENT: Ogunbadewa (Vice-Chair), Ingleby, Moore, Muldoon, Wise, Hilton, McGreevor

OFFICERS: Helen Milner - Planning Service, Paula Young - Legal Services, Andrew Harris - Committee Co-ordinator.

APPOLOGIES: Reid (Chair), Mallory.

1. DECLARATION OF INTERESTS

None.

2. MINUTES

The minutes of the meeting of Planning Committee (B) held 06 April 2017 need amendments and will be agreed and signed at the next meeting subject to changes.

3. GARAGES BEHIND 41-55, CORONA ROAD, LONDON, SE12

The Planning Officer Helen Milner outlined the details of the case. She relayed to members that the garages had already been removed as part of a previous application and that 11 objections and a petition had been received in relation to the current application. She also stated that following discussion with Officers and the Council's Legal team, it was proposed that the condition relating to the obscure glazed windows within the side elevation had been altered to ensure it was accurate and enforceable.

Questions from Members followed including whether the houses would be for private sale, the parking arrangements for the proposed properties and the impact of local wildlife.

The committee then received verbal representation from Simon Fraser (Agent) speaking on behalf of L&Q Group (Applicant), who presented the scheme and responded to Members questions. Questions included clarification over the proposed materials and the obscured windows within the north elevation.

The committee then received verbal representation from an objector, Mr Richard Brooks, speaking on behalf of N0s. 48 and 50 Kingshurst Road. He outlined concerns regarding the scale of the development, loss of privacy, increased sense of enclosure, inappropriate design and ambiguity over the final design.

Members then invited the Planning Officer Helen Milner to respond to the points raised by the objector. The Planning Officer Helen Milner stated that the scheme complied with the internal space standards, and was considered to achieve a high design standard and acceptable impact in neighbouring amenity. Councillor Hilton then asked whether a sun study was required, to which the Planning Officer Helen Milner stated that it was not, as the development was a sufficient distance away from neighbouring properties and that an onsite assessment had been carried out by officers. Clarification was also sought by Councillors Wise and Moore as to the height of the proposed boundary fence and the height of the previously removed garages.

Following further deliberation by Members, Councillor Wise moved a motion to accept the officer's recommendation, subject to conditions outlined in the report and the amended condition regarding the obscured windows. It was seconded by Councillor Hilton.

Members voted as follows:

FOR: Ogunbadewa (Vice-Chair), Ingleby, Moore, Muldoon, Wise, Hilton, McGreevor

RESOLVED: That planning permission be granted in respect of application No. DC/16/095629 subject to the conditions outlined in the report and the amendment of condition (8) to read as follows:-

8. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the new windows to be installed in the Side elevations at first floor of the dwellings hereby approved shall be fitted as obscure glazed and fixed shut and retained in perpetuity.

Reason: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards, DM Policy 32 Housing design, layout and space standards, and Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

4. 15 POND ROAD, LONDON, SE3 0SL

The Planning Officer Helen Milner outlined the details of the case. She noted that a listed building was located 30m to the rear of the site and that the Blackheath Society's objection has been withdrawn following amendments to the scheme. She also stated that the development was not considered to be unacceptable garden development.

Questions from members followed regarding clarification over the trees being planted and removed from the site, cycle parking provisions and proximity to neighbouring buildings.

The committee then received verbal representation from Suzanne Brewer (Agent), speaking on behalf of Mr & Mrs Houben (Applicant), who presented the scheme and responded to Members questions. Ms Brewer outlines that the scheme had been amended following the reception of objections and discussion with the Council's Tree Officer, and that a BRE daylight study had been undertaken. Questions from members included clarification

regarding the guttering/rain flow, solar panels and green roof, as well as impact on levels of daylight.

The committee then received verbal representation from an objector, Ms Moira Oliver, 13A Pond Road. She outlined concerns regarding the scale and proximity of the development, loss of light into the neighbouring property, environmental impact, loss of privacy from increased overlooking, the design and density of the development being out of keeping with the surrounding Blackheath Conservation Area.

Following this, Members sought clarification from the Planning Officer Helen Milner over points raised by the objector, specifically regarding potential overlooking and development density. The Planning Officer Helen Milner confirmed that impact on neighbouring amenity had been assessed and was considered to be acceptable for a residential area, with obscure glazing to the side elevation being incorporated in order to reduce the impact. She also stated that the density was also considered appropriate as the area had a varying typology.

Councillor Ingleby enquired as to whether the possibility of moving the proposed dwellings closer together had been explored, to which the Planning Officer Helen Milner stated that the current design was intended to read as two separate dwellings and was currently considered acceptable. Councillor McGeevor followed by stating that the perceived overlooking issue raised by the objector would still be present regardless of whether the dwellings were moved closer together. Councillor Ingleby then sought further clarification as to what permitted development rights were to be removed as part of the condition outlined in paragraph 6.55.

Following further deliberation by Members, Councillor McGeevor moved a motion to accept the Officer's recommendation, subject to conditions outlined in the report. It was seconded by Councillor Muldoon.

Members voted as follows:

FOR: Ogunbadewa (Vice-Chair), Ingleby, Moore, Muldoon, Wise, Hilton, McGreevor

RESOLVED: That planning permission be granted in respect of application No. DC/16/097256 subject to the conditions outlined in the report and additional informative.

5. LEWISHAM MEDICAL CENTRE, 308 LEE HIGH ROAD, LONDON, SE13 5PJ

The Planning Officer Helen Milner outlined the details of the case. She stated that 3 objections and a petition had been received with regard to the scheme. She informed members that noise and visual impact had been assessed.

Questions from members followed, including clarification of the hours of operation and what measures would be put in place if the unit was left on by mistake.

The committee received verbal representation from Mr Sunil Gupta (Applicant) who presented the scheme and responded to Members questions. Mr Gupta confirmed the hours of operation and stated that he would be happy for a security timer to be installed to ensure that the unit was not left running by accident. Councillor Wise then asked whether it would be possible to display an energy contact number in case the timer was faulty, to which the applicant confirmed they would be willing to do. The Planning Officer Helen Milner then confirmed that both the proposed hours of use and emergency contacts could be secured by condition.

The committee then received verbal representation from a neighbouring objector, Ms Charlotte John. Ms John outlined concerns including the impact of the additional noise on neighbouring residents, some of whom worked nights, and that the proposal would break the lease of the building. She stated that no evidence had been provided which demonstrated there were excessive temperatures within the centre and that as the location had been amended, at some point it must have been considered unacceptable.

Councillor McGeevor responded by stating that she had sympathy for the objector, but that she also had sympathy for the applicant and the patients of the centre.

Councillor Wise also stated that she had sympathy for the proposal, but asked the Planning Officer Helen Milner to expand on the noise impact. The Planning Officer Helen Milner then confirmed the proposal complied with Council policy and that while it would result in an increase to the ambient DB level, this would not be noticeable/perceivable. She also relayed to members that the proposal had been considered acceptable by the Council's Environmental Protection Officer.

Further discussion and clarification over the proposed increase in DB levels took place, following which Councillor Ingleby suggested that conditions be attached regarding the visual finish of the proposed units, hours of operation, installation of a security timer and the display of emergency contact details at the site in case the timber failed.

Councillor Ingleby then moved a motion to accept the Officer's recommendation, subject to conditions outlined in the report and the additional conditions outlined above. It was seconded by Councillor Hilton.

Members voted as follows:

FOR: Ogunbadewa (Vice-Chair), Ingleby, Moore, Muldoon, Wise, Hilton, McGreevor

RESOLVED: That planning permission be granted in respect of application No. DC/16/099194 subject to the conditions outlined in the report and the addition of the following new conditions (3), (4) & (5), to read as follows:-

3. (a) No development shall commence on site until a schedule and specifications of materials and an elevation and section drawing at scale 1:50 showing the appearance and interior of the proposed acoustic enclosure, which surround the hereby approved condenser units, have been submitted to and approved in writing by the local planning authority, to show compliance with the recommendations of the acoustic report.

(b) The facilities as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management

4. The condensers hereby approved shall not be in operation before 8 am or after 6 pm on weekdays, or before 8 am or after 1 pm on Saturdays, nor at any time on Sundays or Public Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Paragraph 120 of the National Planning Policy Framework, DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

- 5.
- a) No development shall commence on site until a management plan in relation to the use of the condensers has been submitted to and approved in writing by the local planning authority
 - b) The details to be submitted should include details of an automatic timer for the condensers and emergency contact.
 - c) The condensers shall not be operational until the above details as approved under part a) and b) have been implemented in full and they shall be retained in perpetuity

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Paragraph 120 of the National Planning Policy Framework, DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).