

Committee	PLANNING COMMITTEE (A)	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date: 03 AUGUST 2017

MINUTES

To approve the minutes of the meeting of Planning Committee (A) held on the 22ND June 2017.

LONDON BOROUGH OF LEWISHAM

MINUTES of the meeting of the PLANNING COMMITTEE (A) held in ROOMS 1 & 2, CIVIC SUITE, LEWISHAM TOWN HALL, CATFORD, SE6 4RU on 22nd June 2017 at 19:30.

PRESENT: Councillors Amrani (Chair), Jacq Paschoud (Vice Chair), De Ryk, Till , Bourne, Adefiranye

OFFICERS: Suzanne White – Planning Service, Paula Young – Legal Services, Lorraine Clarke – Legal Services, AThiru Moolan – Building Control and Amanda Ghani – Committee Co-ordinator

APOLOGIES: Councillors Walsh, Jeffrey, Kennedy, Raven.

1. DECLARATION OF INTERESTS

Councillor De Ryk absented herself for Item 3 on the agenda so that she could speak under standing orders.

2. MINUTES

Members approved minutes for 11th May 2017.

Item 6 – Our Lady and St Philip Neri RC Primary School, 208 Sydenham Road, was withdrawn from the agenda.

3. Sergison Cottage, Goffers Road, SE3 (Item 3 on the agenda)

The planning officer outlined details of the application. The site has two planning permissions; one for the construction of a new house (DC/14/89117) and one for the construction of the same house including basement (DC/15/094940) submitted under S.73 as a minor material amendment to DC/14/89117.

The planning officer stated that discharge of condition 3 (CMP) in respect of the earlier permission has already been approved and is now sought for the basement scheme, following refusal of an earlier application.

The officer reminded members that there is no requirement for formal consultation to be undertaken with regards to discharging conditions. However, due to public interest the school and ward councillors were notified. Forty objections were received. The Planning Officer outlined the details of the Construction management plan (CMP) and recommended the approval of details to the members.

Mr Moolan, a chartered surveyor and Head of the Council's Building Control Service, stated that he had reviewed the CMP and found it acceptable. He stated that the Council's structural engineer had also reviewed the document without prior briefing on the matter and found it to be acceptable. The officer spoke about key points within the document regarding proposed times of any excavation, health and safety issues and legislation, monitoring and the use of props to prevent the boundary wall collapsing.

Discussions took place between the building control officer and members regarding possible issues if work is not completed within the 6 week school holiday period and how the props would work.

The Committee received verbal representation from Mr Patel (applicant) who briefly outlined the history of visits from Council officers to the site and how the applicant's structural engineer's 500 page report addressed the issues flagged up from the previous committee meeting.

Next the Committee received verbal and written representation from Debbie Tompkins (Headmistress of All Saints School) who spoke on behalf of the objectors. Ms Tompkins highlighted a number of issues including, the time taken to demolish the cottage, restricting children in the playground and not having high levels of assurance over safety, in amended document. Ms Tompkins was unhappy due to the short time the document had been publicly available and as a consequence her independent structural engineer had insufficient time to review it. She concluded that the risk of the project over running was high and there was no contingency in place to move the school to another building.

Members questioned Ms Tompkins regarding contingency planning. Members then questioned Mr Moolan regarding moving forward, party wall agreements and possible issues underground once excavation begins.

The committee received verbal representation from Councillor De Ryk who spoke under standing orders. The Councillor stated that the revised CMP asserts the work can be undertaken within 6 weeks and that conditions are in place to mitigate against the risks of the work overrunning. The work would be monitored constantly and she reminded members that the basement was given permission by members of this committee and as such members should assume work would be undertaken responsibly. Condition 16 is in place to stop work if deemed necessary.

Paula Young (Legal) spoke to members regarding party wall agreements and that no works can commence until an agreement is signed.

Councillor Amrani summed up what members needed to consider.

Cllr Till moved a motion to accept the officer's recommendation. It was seconded by Councillor Amrani.

Members voted as follows:

FOR: Councillor Paschoud, Amrani and Till

AGAINST: Councillors Bourne and Adefiranye

RESOLVED: That approval of the submitted details for condition 3 of planning permission DC/15/094940 be granted.

The Building Control Officer (Mr Moolan) left the meeting.

4. 153 New Cross Road, SE14 (Item 4 on the agenda)

The planning officer outlined details of the application for the demolition of the existing building and construction of a new three storey building plus basement, comprising 8 residential units with associated amenity space.

The application came to committee due to four objections received, regarding design and materials; the sites relationship with the Five Bells Public House which sits adjacent; overdevelopment of site; loss of parking; lack of amenity space and drainage.

Members and the planning officer spoke about issues of distance between properties and noise transfer.

The committee received verbal representation from Peter Swain (architect) and Anthony Frendo. Mr Frendo pointed out that the proposal included a surplus of 2 cycle spaces giving a total of 16. The architect was asked questions by members about the quality and detailing of the proposed materials, the construction of the property, sound insulation and parking issues.

The planning officer confirmed that the number of cycle spaces in the Condition would be amended.

Councillor Till moved a motion to accept officer's recommendation to approve recommendation A and B, it was seconded by Councillor Adefiranye

Members voted as follows:

FOR: Councillors Amrani (Chair), Bourne, De Ryk, Till and Paschoud

AGAINST None.

RESOLVED: That planning permission be granted in respect of application No. DC/17/099960

5. Garages to rear of 54-88 Castleton Road, SE9 (Item 5 on the agenda)

The planning officer outlined details of the application for the demolition of the existing garages and the construction of 5, three-bedroom, two-storey terrace houses, together with associated car parking and cycle and refuse storage. The officer stated that site is considered backland under DM policy 33. The policy states that development on a backland site can be acceptable subject to proper access and servicing of the site, no significant loss of privacy or amenity and attaining adequate levels of design and space standards.

Members discussed issues of vehicle access and vehicle/pedestrian conflict.

The committee received verbal and written/pictorial representation from Simon Frazer (architect) along with a representative from London and Quadrant (Land owner). The present proposal being the culmination of two years of discussion and amendment sees a reduction in the number of proposed houses, all of which would be affordable housing.

Discussions between the architect and members took place around issues of design and materials.

The committee next received verbal representation from Jan Fowler who spoke on behalf of the local community. She explained that Grove Park is a deprived area and the site is ideal for use as a local business hub.

Members questioned Ms Fowler over how long the site had been unused/derelict and over plans to use the site as a business hub.

The committee received verbal representation from Councillor Clarke who spoke under standing orders. The Councillor stated that she was an employee of the Chinbrook Action Residents Team and explained that they have just begun talks with L & Q regarding the emerging Neighbourhood Plan which has designated the site for micro employment. The Councillor said that there was limited employment opportunity in the area and that the forum in conjunction with the GLA were now looking at this site with a view to piloting the GLA scheme 'Lock up start up' which targets disused garage sites, turning them into affordable studios and workshops for start-up businesses. The Councillor requested members either refuse or defer the application.

Paula Young (Legal) advised members that although the emerging plan is a material consideration; the plan is at an early stage and has not been publically scrutinised and so holds little weight. She also explained that to defer an application, you must have a robust reason. If members were inclined to defer, the applicant could appeal on grounds of non-determination which would take the decision out of the Council's hands. The planning officer added that Neighbourhood Plans must be in conformity with the adopted Local Plan. She also confirmed that the site is owned by L and Q, is undesignated and as such, it is up to the applicant to bring forward a proposal of their choice, in line with the policies of the adopted Local Plan.

Further discussions between officers and members took place over what qualifies high quality design and assurances were sought on the quality of the proposed cladding and access for emergency vehicles.

Councillor Paschoud moved a motion to accept officer's recommendation to approve the application, it was seconded by Councillor Till.

Members voted as follows:

FOR: Councillors Amrani (Chair), Till, Pashcoud and De Ryk

AGAINST Councillors Adefiranye and Bourne.

RESOLVED: That planning permission be granted in respect of application No. DC/16/098887

The meeting ended at 9:45pm.

Chair

22nd June 2017