

Committee	PLANNING COMMITTEE (C)	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date: 23 NOVEMBER 2017

## MINUTES

To approve the minutes of the meeting of Planning Committee (C) held on the 12 October 2017.

## LONDON BOROUGH OF LEWISHAM

MINUTES of the meeting of the PLANNING COMMITTEE (C) held in Rooms 1 and 2, CIVIC SUITE, LEWISHAM TOWN HALL, CATFORD SE6 on THURSDAY 12<sup>th</sup> October 2017 at 7.30pm.

PRESENT:	Suzannah Clark (Chair), Luke Sorba, Sue Hordjenko, Joyce Jacca, Peter Bernards, John Paschoud, Brenda Dacres,
OFFICERS:	Helen Milner - Planning Service, Paula Young - Legal Services, Joshua Ogunleye - Committee Coordinator – Richard McEllistrum – Planning Service
APOLOGIES:	Simon Hooks (Vice-Chair), Liam Curran, Helen Klier,

### 1. DECLARATION OF INTERESTS

There were no declarations of interest.

### 2. MINUTES

The Minutes of the meeting of Planning Committee (C) held on 31<sup>st</sup> August 2017 were agreed, with Councillor Sorba noting his name was misspelt. Corrections were made to revised minutes.

### 3. LAND ADJACENT TO 1, AVIGNON ROAD, LONDON, SE4 2JW (Item 3 on the agenda)

The change of use of the former industrial units on land adjacent to 1 Avignon Road SE4, including the demolition and re-building of the single storey buildings, renovation and extension of the existing 2-storey building to provide 1 one bedroom, 5 two bedroom and 1 three bedroom self-contained flats, together with the provision of cycle and refuse storage, associated landscaping and new entrance gates and wall onto Avignon Road.

The presenting officer answered questions from Councillors Paschoud, Dacres and Sorba. The questions were; Would vehicle access to the site via the connecting roads? What were the justifications for a car free development? At what angles are the overlooking concerns greatest? Is there a parking management programme in place?

The Committee received verbal representation from the applicant and architect Mr Mathew Heath. Mr Heath gave details the development and how the site would be managed in terms of waste management and vehicle. Mr Heath explained parking would be designed out of the site and suggest the access road where cycle friendly and are close to local transport networks.

None of the objectors were present at the meeting.

Councillor Paschoud noted that there has been recent changes by Lewisham Council in relation to their waste and recycling arrangements and therefore was concerned that the proposed arrangements did not reflect the recent changes. It was therefore agreed that the proposed condition in relation to waste and recycling be amended.

Following deliberation by Councillors, Councillor Dacres moved a motion to accept the officer's recommendation to grant planning permission, with the amendment to the waste and recycling condition. It was seconded by Councillor Hordjenko.

FOR: Councillors Clarke, Bernards, Jacca, Bernards, Paschoud, Dacres, and Sorba

Motion was passed unanimously.

4. 70 LEE PARK, LONDON, SE3 9HZ (Item 4 on the agenda)

The presenting officer Helen Milner outlined details of the proposal as the construction of a single storey extension to the existing garage together with alterations to the first floor terrace and installation of rooflights and side windows at 70 Lee Park SE3.

The Committee received verbal representation from the applicant Mr Alan Ross. Mr Ross gave details of the site comprised of a two-storey, detached dwellinghouse on the eastern side of Lee Park, a residential street predominantly comprising a mix of dwellinghouses. The site in question is one of four similar properties constructed in the 1960's.

None of the objectors were present at the meeting.

Following deliberation by Councillors, Councillor Paschoud moved a motion to accept the officer's recommendation to grant planning permission. It was seconded by Councillor Jacca.

FOR: Councillors Clarke, Bernards, Jacca, Bernards, Paschoud, Dacres, and Sorba

Motion was passed unanimously.

5. 79 CHINBROOK ROAD, LONDON, SE12 9QL (Item 5 on the agenda)

Demolition of the existing side and rear additions, and the construction of a new three storey (with a basement) rear extension, remodelling of the roof including an increase in height and the construction of two gable extensions with balconies above the front bays, alterations to the existing windows and doors and installation of new windows in the east elevation to facilitate the provision of six self-contained flats (2 x 1 bedroom, 2 x 2 bedroom and 2 x 3 bedroom) at 79 Chinbrook Road, SE12, together with remodelling of the front curtilage to provide a single vehicular entry point and four car parking spaces along with the provision of landscaping as well as associated bin and cycle parking storage enclosures.

The presenting officer explained that the proposal was a departure from the development plan and had been advertised as such. Questions were answered from councillors Paschoud, Clark, Hordjenko and Sorba asking, Could we verify that the site notices were put up? Does the internal layout demonstrate high quality living? Are flat developments consider a suitable alternative to large HMOs? Why is it not possible to maintain its current use?

The Committee received verbal representation from the application's agent Mr Andrew Martin. Mr Martin gave details of the site which lies on the northern side of Chinbrook Road and covers approximately 1,225sqm. The site encompasses a two / four storey detached dwellinghouse in a state of considerable disrepair. The building appears to have been vacant for some time and the Council's Electoral Services confirmed that the property has been listed as empty since 2014. The property has been purchased by the applicant at auction in May 2016.

None of the objectors were present at the meeting.

Following deliberation by Councillors, Councillor Bell moved a motion to accept the officer's recommendation, and grant planning permission. It was seconded by Councillor Paschoud.

FOR: Councillors Bernards, Paschoud, Dacres, Hordjenko and Jacca

AGAINST: Councillor Clarke

ABSTAINED: Councillor Sorba

RESOLVED: The motion was passed

The meeting ended at 20:45pm. Chair Suzannah Clarke

12<sup>th</sup> October 2017