

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 on THURSDAY 19 MAY 2011 at 7.30pm.

Present

Councillor Amrani (Chair), Councillors Adefiranye, Clutten, Curran, De Ryk, Owolabi-Oluyole and Jacq Paschoud.

Apologies were received from Councillor Daby.

Officers: - Louise Holland Planning Service, Paula Young - Legal Services and Pat Simpson - Planning Committee Co-ordinator.

Councillor Jacq Paschoud was in attendance but did not take part in the proceedings.

Under Standing Orders: Councillor Darren Johnson for Item (4).

Minute No.

1. Election of Vice-Chair.

Councillor Owolabi-Oluyole was elected Vice-Chair for the remainder of the municipal year

2. DECLARATIONS OF INTERESTS (Item 2 on the agenda)

There were no declarations of interest

3. MINUTES (Item 3 on the agenda)

The minutes of the Planning Committee (A) meeting held on 31 March 2011 were agreed and signed.

4. 33-35 LEWISHAM WAY SE14 6PP (Item 4 on the agenda).

The Planning Officer outlined the details of the proposal to Members. She also reported that two additional letters had been received, one from a resident of Seymore Mews in support of the proposal and one from a resident in SE15 who is a student at Goldsmith College objecting to the proposal.

The Committee received verbal representations from Mr M Gibney of BPTW Partnership, on behalf of the applicant, who read from a prepared statement and from the occupiers of 407A & 29-31 New Cross Road and on behalf of other small Business Holders and local residents, who read from a prepared statement objectors to the proposal.

Councillor Darren Johnson spoke under Standing Orders as a local Ward Member, who expressed a number of concerns to the proposal.

Councillor Adefiranye, moved a Motion to reject the officers recommendation and Refuse Permission, this Motion was not carried.

Councillor Owolabi-Oluyole, moved a motion to accept the officer's recommendation to grant planning permission, which was seconded by Councillor Curran.

Members voted as follows:-

FOR: Councillors: Amrani (Chair), Curran and Owolabi-Oluyole .

AGAINST: Councillors: Adefiranye, Clutten and De Ryk,

Councillor Amrani (Chair), used his casting vote to carry the motion.

RESOLVED that planning permission be granted in respect of Application Nos. DC/11/76582 & DC/11/76582A, subject to conditions set out in the report and the applicant be advised as set out in the report.

Councillor J. Paschoud left the meeting at 9:05 pm.

5. LAND ADJACENT TO 62 WESTBOURNE DRIVE SE23 2UN (Item 5 on the agenda)

The Planning Officer outlined the details of the proposal.

The Committee received verbal representations from Mr Patel (Architect) of Ansham UK Ltd on behalf of the applicant, who read from a prepared statement with display boards and from the occupier of 62B Westbourne Drive, who read from a prepared statement and on behalf of Flats 2, C & D and 101 & 103 Perry Vale objecting to the proposal

Councillor Owolabi-Oluyole moved a Motion to accept the officer's recommendation to grant planning permission. This was not seconded and the motion fell.

Councillor Clutten moved a motion to defer consideration of the item for more information on loss of daylight and sustainability which was seconded by Councillor Adefiranye.

Members voted unanimously in favour of the motion.

RESOLVED that consideration of Application No. DC/10/75292 be deferred for further information on the impact on daylight to the neighbouring property and in relation to the sustainability of the proposal.

At 9:45 pm Councillor Amrani (Chair) moved Under Standing Orders to extend the meeting beyond 10 pm and this was unanimously agreed by Members

6. 62 SYDENHAM PARK ROAD SE26 4LL (Item 6 on the agenda)

The Planning Officer outlined the details of the proposal.

The Committee received verbal representations from Mrs Coldman the applicant, who circulated photographs of the garden before and after it was cleared to Members and also read from a prepared statement addressing objectors concerns and from the occupier of 77 Sydenham Park Road who raised concerns regarding the height of the fence.

Councillor Clutten moved a Motion to accept the officer's recommendation to grant planning permission, which was seconded by Councillor Curran.

FOR: Councillors Clutten, Curran, De Ryk and Owolabi-Oluyole.

RESOLVED that planning permission be granted in respect of Application No. DC/11/76579 and the applicant be advised as set out in the report

7. 63 BLYTHE HILL LANE SE6 4UN (Item 7 on the agenda)

The Planning Officer outlined the details of the breach of planning control.

Members voted unanimously in favour of the officer's recommendation.

RESOLVED that the Head of Law be authorised to take all necessary action to secure the removal of the unauthorised rear dormer extension, for the following reason and with 6 months for compliance:-

The unauthorised roof extension is detrimental to the character and appearance of the property and the visual amenities of the locality by reason of its scale, massing and form and fails to comply with the Policies URB 3 Urban Design and URB 6 Alterations and Extensions in the Council's adopted Unitary Development Plan (July 2004).

8. 5 DUNCOMBE HILL SE23 1QY (Item 8 on the agenda)

The Planning Officer outlined the details of the breach of planning control.

Members voted unanimously in favour of the officer's recommendation.

RESOLVED that the Head of Law be authorised to take all necessary action to secure the removal of the unauthorised rear extension at the rear of 5 and 7 Duncombe Hill SE23, for the following reason and with 6 months for compliance:-

The structure has resulted in the loss of a significant part of the rear gardens of 5 and 7 Duncombe Hill to the detriment of the amenities of their occupiers and, by reason of its scale and poor design, represents an incongruous, obtrusive feature to the rear of these residential properties, which negatively impacts on the amenity of neighbouring properties, contrary to Policies URB 3 Urban Design, HSG 4 Residential Amenity and HSG 7 Gardens in the adopted Unitary Development Plan (July 2004) and Core Strategy Policy 15 High Quality Design for Lewisham.

9. 26 FARLEY ROAD SE6 2AB (Item 9 on the agenda)

The Planning Officer outlined the details of the breach of planning control and informed Members that Paragraph 9.0 should read RECOMMENDATION in place of Requirements of Enforcement Notice and in Paragraph 10.0 Reason should read instead of RECOMMENDATION. She also informed Members that an affidavit with plans showing the layout of the property and initial commencement date for the flats had been received on 16 May 2011.

Members voted unanimously in favour of the officer's recommendation.

RESOLVED that the Head of Law be authorised to take all necessary action to secure the cessation of the use of the premises as two self-contained flats and the removal of all partitions, fixtures and fittings installed to facilitate this unauthorised use, thereby returning the property as fit for re-use as a single family dwelling house, for the for the following reason and with 6 months for compliance:-

The unauthorised conversion of the property into two-self contained flats has resulted in the loss of this single family dwelling with a net floor area under 130 sq metres which is contrary to Policy HSG 9 Conversion of Residential Property in the adopted Unitary Development Plan (July 2004) which states that such properties should be retained for family occupation. In addition the proposal has resulted in the loss of a small family house from the borough's housing stock and fails to provide a family dwelling. Further, some rooms are below the minimum sizes set out in the Council's adopted Residential Development Standards.

TOWN PLANNING APPEAL DECISIONS (Item 8 on the agenda).

Members noted the contents of the report.

The meeting ended at 10:05 pm

Chair
30 June 2011