

# Public Document Pack

## MINUTES OF THE PLANNING COMMITTEE C

Thursday, 1 December 2011 at 7.30 pm

PRESENT: Councillors Paul Bell (Chair), Vincent Davis, Alexander Feakes, Joseph Folorunso, Michael Harris and Ami Ibitson

ALSO PRESENT: Councillor Best

Apologies for absence were received from Councillor Marion Nisbet and Councillor John Paschoud

### 1. **Declarations of Interests**

There were no declarations of interest.

### 2. **Minutes**

The Minutes of the Planning Committee (C) meeting held on 20 October 2011 were proposed accepted as a true record by Councillor Bell (Chair), seconded by Councillor Folorunso, agreed unanimously and signed.

### 3. **114-116 Manor Avenue SE4 1TE**

The Planning Officer outlined the details of the proposal for a change of use to a hostel. He reported that 143 neighbours were consulted and 40 objections were received. He also mentioned an email which was received from Lewisham Cyclist after the agenda had gone to print, requesting that cycle parking be provided at the front of the building for the use of visitors. He stated that the request to limit the age group of occupancy could not be restricted by condition as part of the planning process. He proposed amended Conditions which were distributed at the meeting.

The Committee received verbal representation from Mark Gibney for the Applicant and from a representative on behalf of the residents of Manor Avenue who objected to the proposal.

Councillor Davis moved a motion to accept the officer's recommendation to grant planning permission subject to amended Conditions as proposed which was seconded by Councillor Bell (Chair).

Members voted as follows:

FOR: Councillor Bell (Chair), Davis, Folorunso and Ibitson

RESOLVED that planning permission be granted in respect of Application No. DC/11/77746 subject to the following amended conditions:

- (1) The occupation of the hostel hereby approved shall be restricted to no more than 12 tenants and a caretaker.
- (2) A management plan outlining how the hostel shall be run, including caretaker arrangements, housing nominations, refuse collection and dealing with anti social behaviour, shall be submitted to and approved by the Local Planning Authority before the use commences. The use hereby

approved shall thereafter be run in strict accordance with the approved management plan.

### Reasons

(1) and (2) In the interest of the residential amenities of future occupiers and local residents.

#### **4. Land rear of 201 Sydenham Road SE26 5HF**

The Planning Officer outlined the details of the proposal recommending that conditional planning permission be granted as laid out in the report.

The Committee received verbal representations from Mr E O'Hara, the Applicant, in support of the proposal and from Annabel McLaren of the Sydenham Society objecting to the proposal.

Councillor Best spoke under Standing Orders as Ward Member objecting to the proposal.

Councillor Bell (Chair) moved a motion to overturn the officer's recommendation and Refuse planning permission which was seconded by Councillor Davis.

Members voted as follows:

FOR: Councillors Bell (Chair), Davis, Feakes, Folorunso and Ibitson.

RESOLVED that planning permission be refused in respect of Application No. DC/10/76104 as revised for the following reason:

The proposed building due to its overall height, bulk and proximity to Peartree House represents an overbearing and obtrusive form of development detrimental to the residential amenities of Peartree House contrary to Policies HSG 8 Backland and In-fill Development and HSG 4 Residential Amenity of the adopted Unitary Development Plan (July 2004).

#### **5. 1A Lenham Road SE12 8QN**

The Planning Officer outlined the details of the proposal pointing out the concerns raised by objectors regarding the number of bedrooms, loss of privacy due to the double doors and Juliette windows overlooking adjoining properties and the future use of the building. He recommended that permission be granted subject to Conditions as laid out in the report.

The Committee received verbal representations from the applicant, Mrs Da Souza, in support of the proposal. She proposed to install a separate drainage to reduce the constraint on current shared drainage and windows instead of a Juliette balcony so as not to impinge on neighbour's privacy; and from the resident of 358 Lee High Road representing the objectors.

Councillor Bell (Chair) moved a Motion to accept the officer's recommendation to grant planning permission with an amendment which was seconded by Councillor Davis.

Members voted as follows:-

FOR: Councillors Bell (Chair), Davis, Feakes, Folorunso, Harris and Ibitson

RESOLVED that planning permission be granted in respect of Application No. DC/11/78306 subject to the conditions as set out in the report and an additional conditional (4) as follows:

- (4) Notwithstanding Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, the property hereby granted permission to extend shall not be used as a House in Multiple Occupation (Use Class C4) but shall remain a single family dwelling house (Use Class C3).

Reason

- (4) In the interests of protecting the amenity of occupiers of the application site and neighbouring properties and to comply with Policy HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).

and the applicant be informed as set out in the report.

**6. 256 Kirkdale SE26 4NL**

The Planning Officer outlined the details of the retrospective application and recommended that permission be granted.

The Committee received verbal representations from Mr P Fancock, the Agent for the Applicant in support of the proposal and from Barbara Kearn of the Sydenham Society objecting to the proposal.

Councillor Best spoke under Standing Orders as Ward Member objecting to the proposal.

Councillor Harris moved a motion to overturn the officer's recommendation and Refuse planning permission which was seconded by Councillor Davis.

Members voted as follows:

FOR: Councillor Bell (Chair), Davis, Folorunso, Harris and Ibitson.

ABSTAINED: Councillor Feakes.

RESOLVED that planning permission be refused in respect of Application Nos. DC/11/77811 and DC/11/77811A for the following reason:

The replacement shopfront, by reason of its inappropriate materials and window proportions, would fail to relate to the host building and would fail to preserve the special character of the wider conservation area, contrary to Policy 16 Conservation areas, heritage assets and the historic environment of the adopted Core Strategy (June 2011) and Policy URB 8 Shopfronts in the adopted Unitary Development Plan (July 2004).