

# Public Document Pack

## MINUTES OF THE PLANNING COMMITTEE C

Thursday, 1 March 2012 at 7.30 pm

PRESENT: Councillors Paul Bell (Chair), Madeliene Long (Vice-Chair), Pauline Beck, Ami Ibitson, Marion Nisbet and John Paschoud

ALSO PRESENT:

Apologies for absence were received from Councillor Joseph Folorunso

### 1. Declarations of Interests

There were no declarations of interest.

### 2. SR House Childers Street SE8 5JT

The Planning Officer outlined the details of the proposal. He suggested that an additional condition in respect of regarding carbon savings be imposed, if Members were minded to grant permission.

The Committee received verbal representation from Laurence Quail of JB Planning Associates Ltd and Frank Vickery, Viability Officer, on behalf of the Applicants.

Councillor Bell (Chair) moved a motion to accept the officer's recommendation to grant planning permission subject to the additional Condition, which was seconded by Councillor Paschoud.

Members voted as follows:

FOR: Councillors Bell (Chair), Beck, Ibitson, Long, Nisbet and John Paschoud.

RESOLVED that in respect of Application No. DC/10/74526 as revised:

- (i) Authorise officers to negotiate and complete a legal agreement under Section 106 of the 1990 Act (and other appropriate powers) to cover the following principal matters including such other amendments as considered appropriate to ensure the acceptable implementation of the development:

1. Affordable Housing contribution (£360,000) due on or prior to first occupation of the development In addition, the provision of a financial

- review mechanism to enable additional funds to be applied to affordable housing
2. 80 units to meet the Lifetime Homes Standard and 8 Units (including communal corridors and doors) to meet the South East London Housing Partnership Wheelchair Homes Design Guidelines (August 2009).
  3. Public Realm /transport /open space improvements contribution (£320,000) due on commencement of development
  4. Education – primary and nursery contribution (£100,000) due on commencement of development
  5. Local Labour and Employment contribution (£60,000) due on commencement of development
  6. I.T Fit out of commercial units and delivery of commercial units prior to first occupation of the residential units
  7. Community Facilities contribution (£10,000) due on commencement of development
  8. Car Club – (a) provision of 2 on-street car club spaces within the vicinity of the site including payment of the Council's costs in relation to the associated traffic order(s), signs and road markings and in the event that the 2 car club spaces are not required to pay the Council £3,000 towards sustainable transport initiatives in the borough prior to first occupation; and (b) Provision of 2 years free membership for each unit within the development and a minimum of £25 driving credit prior to first occupation.
  9. Meeting the Council's legal, professional and monitoring costs on signing of the Deed.

(ii) Upon completion of a satisfactory Section 106 Agreement, the Head of Planning be authorised to Grant Permission subject to the conditions set out in the report with an additional Condition (20) as follows:-

- (20) The development shall be constructed to reduce the developments annual CO<sub>2</sub> emissions by over 25% in accordance with the submitted energy strategy and the necessary measures to achieve these savings shall be implemented prior to

occupation of the residential units hereby approved and maintained thereafter for the lifetime of the development

Reason

- (20) To make the fullest contribution to the mitigation of and adoption to climate changes and as set out by the proposed development and to meet the requirements of Policy 5.7 Renewable Energy in the London Plan (July 2011).

**3. 26 Loampit Hill SE13 7SW**

The Planning Officer outlined the history of the property and showed photographs of the unauthorised conservatory.

Councillor Bell (Chair) moved a motion to accept the officer's recommendation to instigate enforcement action, which was seconded by Councillor Long.

Members voted as follows:

FOR: Councillors Bell (Chair), Beck, Ibitson, Long, Nisbet and John Paschoud.

RESOLVED that the Head of Law be authorised to take all necessary action to secure the removal of the conservatory at second floor level to the rear of 26 Loampit Hill SE13 for the reason set out in the report, with 3 months for compliance.

**4. Minutes**

The Minutes of the Planning Committee (C) meeting held on 1 December 2011 were agreed and signed by the Chair.

**Minutes of Planning Committee C Meeting 1 March 2012**

# Minute Annex

## LONDON BOROUGH OF LEWISHAM

MINUTES of the meeting of the PLANNING COMMITTEE (C) held in ROOMS 1 & 2, CIVIC SUITE, LEWISHAM TOWN HALL, CATFORD SE6 on THURSDAY 1 MARCH 2012 at 7.30pm.

### Present

Councillors Bell (Chair), Beck, Ibitson, Long, Nisbet and John Paschoud.

Apologies were received from Councillor Folorunso.

Officers: Joost Van Well - Planning Service, Kevin Chadd - Legal Services, Lesley Humphreys - Planning Committee Co-ordinator.

### Minute No.

#### 1. DECLARATION OF INTERESTS

There were no declarations of interest.

#### 2. MINUTES

The Minutes of the Planning Committee (C) meeting held on 1 December 2011 were agreed and signed by the Chair.

#### 3. SR HOUSE 165 CHILDERS STREET SE8 5JT (Item (3) on the agenda)

The Planning Officer outlined the details of the proposal. He suggested that an additional condition in respect of regarding carbon savings be imposed, if Members were minded to grant permission.

The Committee received verbal representation from Laurence Quail of JB Planning Associates Ltd and Frank Vickery, Viability Officer, on behalf of the Applicants.

Councillor Bell (Chair) moved a motion to accept the officer's recommendation to grant planning permission subject to the additional Condition, which was seconded by Councillor Paschoud.

Members voted as follows:

FOR: Councillors Bell (Chair), Beck, Ibitson, Long, Nisbet and John Paschoud.

RESOLVED that in respect of Application No. DC/10/74526 as revised:

- (i) Authorise officers to negotiate and complete a legal agreement under Section 106 of the 1990 Act (and other appropriate powers) to cover the following principal matters including such other amendments as considered appropriate to ensure the acceptable implementation of the development:

1. Affordable Housing contribution (£360,000) due on or prior to first occupation of the development In addition, the provision of a financial review

- mechanism to enable additional funds to be applied to affordable housing
2. 80 units to meet the Lifetime Homes Standard and 8 Units (including communal corridors and doors) to meet the South East London Housing Partnership Wheelchair Homes Design Guidelines (August 2009).
  3. Public Realm /transport /open space improvements contribution (£320,000) due on commencement of development
  4. Education – primary and nursery contribution (£100,000) due on commencement of development
  5. Local Labour and Employment contribution (£60,000) due on commencement of development
  6. I.T Fit out of commercial units and delivery of commercial units prior to first occupation of the residential units
  7. Community Facilities contribution (£10,000) due on commencement of development
  8. Car Club – (a) provision of 2 on-street car club spaces within the vicinity of the site including payment of the Council's costs in relation to the associated traffic order(s), signs and road markings and in the event that the 2 car club spaces are not required to pay the Council £3,000 towards sustainable transport initiatives in the borough prior to first occupation; and (b) Provision of 2 years free membership for each unit within the development and a minimum of £25 driving credit prior to first occupation.
  9. Meeting the Council's legal, professional and monitoring costs on signing of the Deed.

(ii) Upon completion of a satisfactory Section 106 Agreement, the Head of Planning be authorised to Grant Permission subject to the conditions set out in the report with an additional Condition (20) as follows:-

- (20) The development shall be constructed to reduce the developments annual CO<sub>2</sub> emissions by over 25% in accordance with the submitted energy strategy and the necessary measures to achieve these savings shall be implemented prior to occupation of the residential units hereby approved and maintained thereafter for the lifetime of the development

Reason

- (20) To make the fullest contribution to the mitigation of and adoption to climate changes and as set out by the proposed development and to meet the requirements of Policy 5.7 Renewable Energy in the London Plan (July 2011).

4. 26 LOAMPIT HILL SE13 7SW (Item (4) on the agenda)

The Planning Officer outlined the history of the property and showed photographs of the unauthorised conservatory.

Councillor Bell (Chair) moved a motion to accept the officer's recommendation to instigate enforcement action, which was seconded by Councillor Long.

Members voted as follows:

FOR: Councillors Bell (Chair), Beck, Ibitson, Long, Nisbet and John Paschoud.

RESOLVED that the Head of Law be authorised to take all necessary action to secure the removal of the conservatory at second floor level to the rear of 26 Loampit Hill SE13 for the reason set out in the report, with 3 months for compliance.

The meeting ended at 8:00pm

Chair  
12 April 2012