

# MINUTES OF THE PLANNING COMMITTEE C

Thursday, 24 May 2012 at 7.30 pm

PRESENT: Councillors Paul Bell, Liam Curran, Alexander Feakes, Peggy Fitzsimmons, Joseph Folorunso, Alan Hall, Madeliene Long and John Paschoud

ALSO PRESENT:

Apologies for absence were received from Councillor Pauline Beck and Councillor Helen Gibson

## 1. Minutes of Annual General Meeting 28 March 2012

The Minutes of the Annual General Meeting held on 28 March 2012 were agreed unanimously and signed by the Chair.

## 2. Election of Chair and Vice Chair

The election of Chair and Vice Chair was accepted as voted at the Annual General Meeting on 28 March 2012 where it had been resolved that Councillor Paul Bell be elected as Chair and Councillor Helen Gibson be elected as Vice-Chair for the Municipal Year 2012/13.

## 3. Declarations of Interests

Councillor John Paschoud declared a non-prejudicial interest as a Member of Sydenham Society.

Councillor Feakes declared a non-prejudicial interest as a Member of Forest Hill Society.

Councillors Hall and Long declared non-prejudicial interests as Members of the South London and Maudsley NHS Foundation Trust.

## 4. Minutes

The Minutes of the Planning Committee C meeting held on 17 April 2012 were agreed unanimously and signed by the Chair.

## 5. 1-5 Mercy Terrace SE13 7UX

### 1-5 MERCY TERRACE, SE13 7UX

Councillor Hall arrived during the discussion and took no part in the deliberation or consideration of the item.

The Planning Officer outlined the details of the proposal and recommended that planning permission be granted as set out in the report.

The Committee received verbal representation from Peter Hutchinson, the architect on behalf of the Applicant, and from Geoffrey Thurley of the Ladywell Society, who objected to the proposal.

Councillor John Paschoud moved a motion to grant planning permission subject to Conditions 2 - 14 as set out in the report with an amendment to Condition 1, and an additional Condition 15 and an Informative imposed as set out below, which was seconded by Councillor Paschoud.

Members voted as follows:

FOR: Councillor Bell (Chair), Feakes, Fitzsimmons, Folorunso, Hall, Long and John Paschoud.

AGAINST: Councillor Curran

RESOLVED: that planning permission be granted in respect of Application No. DC/11/77223 subject to Conditions 2 - 14 as set out in the report with Condition 1 amended as set out below, and Condition 15 and an informative added as set out below:

#### Condition 1

Notwithstanding information shown on the submitted drawings, details in respect of the following, including detailed drawings at a scale of not less than 1:20, shall be submitted to and approved in writing by the local planning authority before any part of the work is begun:

1. Full details of the proposed windows, exterior doors, cills and reveals.
2. Full details, including samples, of all external facing materials and finishes;
3. Full details of roof coverings and eaves details;
4. Full details of balcony balustrades and screens.

The development shall be carried out in full accordance with the approved details unless the local planning authority agrees in writing to any variation.

#### Condition 15

Provision shall be made for the storage, management and collection of refuse in accordance with details to be submitted to and approved in writing by the local planning authority prior to the commencement of development. The refuse storage facilities, management and collection arrangements shall be provided in accordance with the approved details before any of the flats hereby approved are occupied and shall thereafter be retained permanently for the occupiers and users of the building.

Refuse, including refuse storage bins, shall be stored in the designated refuse storage areas at all times, apart from on refuse collection days, which shall be taken to mean such day or days which the Council or other waste collection authority has designated for the collection of refuse, when bins may be temporarily stored outside the refuse storage area pending collection.

Reason:

In order that the local planning authority may be satisfied as to the provisions for refuse storage and collection in the development.

Informative

In relation to Condition (1) proposed facing and roofing materials shall be non-reflective, so as to ensure that the safety of traffic on Ladywell Road is not compromised.

**6. The Old Bank Building, Shardeloes Road SE4 1EZ**

OLD BANK BUILDING, SHARDELOES ROAD, SE4 1EZ

The Planning Officer outlined the details of the proposal as set out in the report and recommended that planning permission be granted.

The Committee received verbal representation from Kevin Crowley, Director of Operations at Crime Reduction Initiatives, and from Fiona Kirkman, Prevention and Inclusion Manager at Lewisham Council in support of the proposal, and from Rupert King, vice-chair of Brockley Society, and a resident of Barridale, Brockley, who objected to the proposal.

Councillor John Paschoud moved a motion to grant planning permission subject to Conditions 2-5 with Condition 1 varied and an additional Condition 6 imposed as set out below, which was seconded by Councillor Feakes.

Members voted as follows:

FOR: Councillors Bell (Chair), Feakes, Folorunso and John Paschoud.

AGAINST: Councillors Curran and Fitzsimmons.

ABSTAINED: Councillors Long and Hall.

RESOLVED: that planning permission be granted in respect of Application No. DC/12/79206 subject to Conditions 2 - 5 as set out in the report with Condition 1 varied and Condition 6 added as set out below:

Condition 1

The use hereby permitted shall be discontinued and the land restored to its former condition on or before the 30 September 2013.

Condition 6

The use shall not commence until a Management and Operation Plan has been submitted to and approved in writing by the local planning authority. The premises shall be operated in accordance with the approved Management and Operation Plan unless the local planning authority agrees in writing to any variation.

Reason

To ensure that the local planning authority may be satisfied as to the proposals for management of the facility and to comply with Policy HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).

**7. 14 Waldram Park Road SE23 2PN**

14 WALDRAM PARK ROAD, SE23 2PN

Councillor Folorunso left the room during the presentation of this item and took no part in the deliberations or vote.

The Planning Officer outlined the details of the proposal as set out in the report and recommended that permission be granted.

The Committee received verbal representations from Craig Henderson, the applicant's architect, in support of the proposal, and from Michael Abraham, vice-chair of Forest Hill Society who objected to the proposal.

Councillors Bell moved a motion to overturn the officer's recommendation and to refuse planning permission, which was seconded by Councillor Hall.

Members voted as follows:

FOR: Councillors Bell (Chair), Curran, Feakes, Fitzsimmons, Hall, Long and John Paschoud.

RESOLVED: that planning permission be refused in respect of Application No. DC/11/76835 as revised for the following reason:-

The proposed development, by reason of mediocre design, poor relationship with neighbouring dwellings and inadequate family gardens, would fail to provide a suitable replacement for the existing building, thereby failing to make a positive contribution to the visual character of the area, contrary to Objective 10: Protect and Enhance Lewisham's Character, Spatial Policy 5: Areas of Stability and Managed Change and Policy 15: High Quality Design for Lewisham of the adopted Core Strategy (June 2011), saved Policies URB 3: Urban Design, HSG 5: Layout and Design of New Residential Development and HSG 7: Gardens of the Unitary Development Plan (July 2004), and Policy 7.4 Local Character of the London Plan (July 2011).

Councillor Folorunso returned to the room at this point and took part in the deliberations.

At 9:50, Councillor Bell moved Under Standing Orders to extend the meeting beyond 10 pm, which was agreed by Members.

Councillor Long sought the Chair's permission to leave and this was agreed.

## **8. 153 Pepys Road SE14 5SG**

### 153 PEPYS ROAD, SE14 5SG

The Planning Officer outlined the details of the proposal as set out in the report and recommended that planning permission be granted.

The Committee received verbal representation from Kristian Garrecht, the applicant, in support of the proposal, and from Malcolm Bacchus, Chair of the Telegraph Society, who objected to the proposal.

Councillor Hall moved a motion to accept the officer's recommendation and grant planning permission, which was seconded by Councillor Feakes.

Members voted as follows:

FOR: Curran, Feakes, Fitzsimmons, Folorunso, Hall and John Paschoud.

ABSTAINED: Councillor Bell (Chair).

RESOLVED: that planning permission be granted in respect of Application No. DC/12/79472 subject to Conditions as set out in the report.

## **9. 113 Dacre Park SE13 5BZ**

### 113 DACRE PARK, SE13 5BZ

The Planning Officer outlined the details of the proposal as set out in the report. She mentioned that revisions to the proposal had mollified the objection of the Blackheath Society and recommended that listed building consent and planning permission be granted.

The Committee received verbal representation from the applicant's agent, Mr Frank Linden in support of the proposal.

Councillor Hall moved a motion to accept the officer's recommendation to grant listed building consent and planning permission, which was seconded by Councillor John Paschoud.

Members voted as follows:

FOR: Councillors Bell (Chair), Curran, Feakes, Fitzsimmons, Folorunso, Hall and John Paschoud.

RESOLVED: that listed building consent be granted in respect of Application No. DC/12/79639 and planning permission be granted in respect of Application No. DC/12/79540 subject to Conditions as set out in the report.

## **10. 96 Erlanger Road SE14 5TH**

### 96 ERLANGER ROAD, SE14 5TH

The Planning Officer outlined the details of the proposal as set out in the report and recommended that planning permission be granted.

The Committee received verbal representation from Malcolm Bacchus, Chair of the Telegraph Society, who objected to the proposal.

Councillor Feakes moved a motion to reject the officer's recommendation and refuse planning permission. The motion was not seconded.

Councillor Curran moved an alternative motion to accept the officer's recommendation and grant planning permission subject to Conditions as set out in the report, which was seconded by Councillor Hall.

Members voted as follows:

FOR: Councillors Curran, Fitzsimmons, Folorunso, Hall and John Paschoud.

ABSTAINED: Councillors Bell (Chair) and Feakes.

RESOLVED: that planning permission be granted in respect of Application No. DC/12/78042.

## 11. 6 Marsala Road SE13 7AF

### 6 MARSALA ROAD SE13 7AF

The Planning Officer outlined the details of the proposal as set out in the report and recommended that enforcement action be instigated.

Councillor Bell moved a motion to accept the officer's recommendation to authorise enforcement action, which was seconded by Councillor Feakes.

Members voted as follows:

FOR: Councillors Bell (Chair), Curran, Feakes, Fitzsimmons, Folorunso, Hall and John Paschoud.

RESOLVED: that the Head of Law be authorised to take all necessary action to secure the removal of the conservatory to the rear of 6 Marsala Road with 6 months to comply, for the following reason:

#### Reason

By virtue of its extent, scale, appearance and relationship to adjoining properties, the extension is considered to be unduly obtrusive, dominant, out of keeping with its surroundings and has an overbearing impact on adjoining properties to the detriment of the amenities of their occupants and is incompatible with the scale and character of the existing property, contrary to Policies URB 3 Urban Design, URB 6 Alterations and Extensions, HSG 4 Residential Amenity and HSG 12 Residential Extensions in the adopted Unitary Development Plan (July 2004).

## **12. 84-86 Wickham Road SE4 1NF**

### 84-86 WICKHAM ROAD SE4 1NF

The Planning Officer outlined the details of the proposal as set out in the report and recommended that no further action be instigated in respect to the breach of Condition 5 of the planning permission DC/02/51706.

The Committee received verbal representations from residents of 84 and 86 Wickham Road who objected to the officer's recommendation and asked that enforcement action be instigated in respect to the breach of Condition 5 of the planning permission DC/02/51706 dated 03 December 2002.

Councillor Hall moved a motion to reject the officer's recommendation to take no further action, which was seconded by Councillor Feakes.

Members voted as follows:

FOR: Councillors Bell (Chair), Curran, Feakes, Fitzsimmons, Folorunso, Hall and John Paschoud.

Councillor Hall moved a motion authorising that further effort be made to locate the permitted plans in respect to the planning permission dated 03 December 2002, Reference DC/02/51706 and that action be instigated in respect of the breach of Condition 5 of planning permission DC/02/51706. Councillor Curran seconded.

Members voted as follows:

FOR: Councillors Bell (Chair), Curran, Feakes, Fitzsimmons, Folorunso, Hall and John Paschoud.

- RESOLVED:
- 1) that further effort be made to locate the permitted plans in respect to the planning permission dated 03 December 2002, Reference DC/02/51706 and,
  - 2) that Officers be authorised to issue a breach of condition notice to secure compliance with Condition 5 of the



planning permission issued under reference DC/02/51706 namely: "The whole of the amenity space, as shown on the permitted plans, shall be retained permanently for the benefit of the occupiers of the residential units hereby permitted"; by securing the removal of all fences dividing and subdividing the amenity space, to enable access to the whole of the amenity space, should this be possible.

**13. 2 Sydenham Park Road SE26 4ED**

2 SYDENHAM PARK ROAD, SE26 4ED

The Planning Officer outlined the details of the proposal as set out in the report and recommended that enforcement action be instigated.

Councillor Bell moved a motion to accept the officer's recommendation to authorise enforcement action, which was seconded by Councillor Feakes.

Members voted as follows:

FOR: Councillors Bell (Chair), Curran, Feakes, Fitzsimmons, Folorunso, Hall and John Paschoud.

RESOLVED: that the Head of Law be authorised to take all necessary action to secure the cessation of the use of 2 Sydenham Park Road as 7 self contained flats and reversion to use as a single family dwelling house within 6 months for the following reason:-

Reason

The use of the property as 7 self-contained flats, by reason of the loss of a satisfactory family unit, provision of sub-standard units of accommodation to the detriment of their present and future occupiers and an over-intensive use of the property, is contrary to Policy 3.5 Quality & Design of Housing Developments Core Strategy in The London Plan (July 2011), Core Strategy Policy 1: Housing provision, mix and affordability and Spatial Policy 5: Areas of Stability and Managed Change, saved policies URB 16: New Development, Changes of Use and Alterations to Buildings in Conservation Areas and HSG 9: Conversion of Residential Property in the Council's adopted Unitary Development Plan (July 2004) and the Council's Residential Development Standards: SPD (August 2006).