

# MINUTES OF THE PLANNING COMMITTEE C

Thursday, 31 January 2013 at 7.30 pm

PRESENT: Councillors Paul Bell (Chair), Pauline Beck, Liam Curran, Alexander Feakes, Peggy Fitzsimmons, Alan Hall, Madeliene Long and John Paschoud

ALSO PRESENT: Councillor Obajimi Adefiranye

Apologies for absence were received from Councillor Joseph Folorunso and Councillor Helen Gibson

## 1. Declarations of Interests

There were no declarations of Interest.

## 2. Minutes

The minutes of the Planning Committee C meetings held on 27 September 2012 and 20 December 2012 were unanimously accepted as a true record and signed by the Chair.

## 3. Unit 3 Ashby Mews SE4

Councillor Feakes arrived during the presentation of this proposal and took no part in its deliberation or determination.

The Planning Officer outlined the details of the proposal for alterations to Unit 3, Ashby Mews SE4, including replacement roofs, the installation of roof lights, doors and a circular window to the front. He reported that 3 further objections had been received since writing the report. The objections pertinent to the application had been addressed in the report. He recommended that permission be granted subject to conditions laid out in the report.

The Committee received verbal representation from the applicant, Mr J Lowe, and objections from residents of 68 and 74 Manor Avenue who objected to the proposal.

Councillor Adefiranye spoke under Standing Orders as Ward Member for Brockley objecting to the proposal.

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

Members voted as follows:

FOR: Councillors, Beck, Curran, Fitzsimmons, Hall, Long and John Paschoud;

AGAINST: Councillors Bell (Chair).

RESOLVED: That in respect of town planning application DC/12/81670, planning permission be granted subject to conditions as set out in the report.

#### **4. 10 Chelsfield Gardens SE26**

The planning officer outlined the details of the proposal for the partial demolition and erection of a single storey extension to the rear of the existing garage .He recommended that planning permission be granted subject to conditions set out in the report.

The Committee received representation from the applicant, Mr Nwapa, and from residents of 11 and 14 Chelsfield Gardens who objected to the proposal.

After deliberation, Councillor Curran moved a motion to overturn the officer's recommendation and refuse planning permission, which was seconded by Councillor Feakes.

Members voted as follows:

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

RESOLVED: That in respect of town planning application DC/12/81172, planning permission be REFUSED for the following reason:

The extension by reason of its poor design, size and materials is considered to be a visually dominant and obtrusive addition that detracts from the character of the original dwelling and the streetscene, contrary to saved policies URB 3 Urban Design; URB 6 Extensions and Alterations; HSG 4 Residential Amenity and HSG 12 Residential Extensions of the Council's adopted Unitary Development Plan (July 2004) and 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 Core Strategy (June 2011).

#### **5. Playing Fields And Pavilion, Abbotshall Road SE6**

The planning officer outlined the details of the proposal for the construction of a replacement single storey community sports modular building to provide changing rooms, disabled facilities, dance/community hall, training rooms/office, reception area and community cafe, together with the provision of mini football pitches & bay cricket nets. He reported that a further letter in support of the proposal had been received, and recommended that planning permission be granted subject to conditions set out in the report.

The Committee received verbal representation from the applicant, Mr R Walker, and from residents of 13 and 45 Abbotshall Road who objected to the proposal.

After deliberation, Councillor Bell moved a motion to accept the officer's recommendation and grant planning permission subject to an amendment to Condition 6 to limit closing hours to between 10pm and 8 am on any day of the week, which was seconded by Councillor Fitzsimmons.

Members voted as follows:

FOR: Councillors Bell (Chair), Beck, Feakes, Fitzsimmons, Long and John Paschoud;

AGAINST: Councillors Curran and Hall;

ABSTAINED: Councillor Feakes.

RESOLVED: That in respect of town planning application DC/12/81709, planning permission be granted subject to conditions (1) – (5) as set out in the report, with Condition 6 amended as follows:

Condition (6)

The premises shall not be open for customer business between the hours of 10 pm and 8 am on any day of the week.

Reason:

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to comply with Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development, HSG 4 Residential Amenity and STC 9 Restaurants, A3 Uses and Take Away Hot Food Shops in the adopted Unitary Development Plan (July 2004).

**6. Commercial Units A & B, The Courtyard, 3 Besson Street SE14**

The planning officer outlined the details of the proposal for the change of use, alteration and conversion to provide 1 one bedroom self-contained flat and two bedroom self-contained flat, together with alterations to the front and side elevations.

The Committee received verbal representation from the applicant Mr M Gold and from his agent, Mr M Sarut.

After deliberation, Councillor Bell moved a motion to accept the officer's recommendation to authorise the Head of Law to complete a legal agreement under Section 106 of the 1990 Act and grant planning permission, which was seconded by Councillor John Paschoud.

Members voted as follows:

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

RESOLVED: that in respect of town planning application DC/12/81380:

- (i) Authorise the Head of Law to complete a legal agreement under Section 106 of the 1990 Act (and other appropriate powers) to cover the following principal matters as amended to ensure the acceptable implementation of the development:
  - A financial contribution of £3000 towards the Lewisham Local Labour and Business Scheme.
- (ii) Upon completion of a satisfactory legal agreement, the Head of Planning be authorised to grant planning permission subject to conditions as set out in the report.