

MINUTES OF THE PLANNING COMMITTEE C

Thursday, 8 November 2012 at 7.30 pm

PRESENT: Councillors Paul Bell (Chair), Peggy Fitzsimmons, Helen Gibson, Alan Hall and John Paschoud

ALSO PRESENT: Councillor Kevin Bonavia

Apologies for absence were received from Councillor Pauline Beck, Councillor Alexander Feakes, Councillor Joseph Folorunso and Councillor Madeliene Long

1. Declarations of Interests

Councillor John Paschoud declared a non-pecuniary interest as a Lewisham Homes Board Member in relation to item 6.

Councillor Bell declared a non-pecuniary interest as a Lewisham Homes Board Director in relation to item 6.

2. Minutes of Planning Committee - 27 September 2012

The minutes of the Planning Committee C meeting held on 27 September 2012 was unanimously accepted as a true record and signed by the Chair.

3. 9 Independents Road SE3

Councillor Hall arrived at 8:10m and did not take part in the discussion or vote on this item.

The Planning Officer outlined the details of the proposal for conservation area consent and planning permission to demolish 9 Independents Road SE3 and construct a part five/part six storey building to provide 10 one bedroom, 4 two bedroom and 2 three bedroom flats together with cycle storage, refuse store and associated landscaping. She mentioned that a further letter of objection had been received from a resident of 7 Lawn Terrace. The letter was handed to members.

The Committee received verbal representation from the applicant's architect, Jan Marc Petroschka of Emoli Petroschka, and objections from the proprietors of Blackheath Hospital, Blackheath Montessori Centre and residents of Lawn Terrace.

Councillor Bonavia spoke under Standing Orders as a Blackheath Ward Member in support of objections raised to the development.

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

Members voted as follows:

FOR: Councillors Bell (Chair), Fitzsimmons and Gibson.
AGAINST: Councillor John Paschoud
RESOLVED: that in respect of Application No. DC/10/76229 planning permission be refused for the following reasons:

1. The proposed development, by reason of excessive scale, would constitute an overdevelopment of the site, be over-dominant in relation to its surroundings and fail to relate satisfactorily to the street scene in Blackheath Village, and as a consequence would fail to preserve or enhance the character and appearance of this part of the Blackheath Conservation Area, contrary to Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the adopted Core Strategy (June 2011) and saved Policy URB 16 New development, changes of use and alterations to buildings in conservation areas of the Unitary Development Plan (July 2004).
2. Due to the limited facilities for vehicles to turn in Independents Road, vehicles would be likely to reverse into Lee Road, which would be prejudicial to the safety of vehicles and pedestrians at the junction of Independents Road with Lee Road, contrary to Policy 14 Sustainable movement and transport of the adopted Core Strategy (June 2011).

No decision was made in regards to the application for conservation area consent, DC/10/76230.

4. 2B Mount Pleasant Road, SE13

The planning officer outlined the details of the proposal for the change of use of part of the print works (Class B1) to a burial service (Class A1) with alterations to the front elevation.

The Committee received verbal objections from residents of 2 Mount Pleasant Road and from the proprietor of the funeral directors at 371 Lewisham High Street.

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

Members voted as follows:

FOR: Councillors Bell (Chair), Fitzsimmons, Gibson and Hall.

AGAINST: Councillor John Paschoud

RESOLVED: that in respect of town planning application DC/11/78891:

That planning permission be refused for the following reason:

The proposal would result in the loss of employment floorspace and the applicant has failed to demonstrate that the premises should no longer be retained in employment use, contrary to Policy 5 Other employment locations in the Core Strategy (June 2011).

Members were concerned that an unauthorised change of use may have taken place in the remainder of the building and requested that this be investigated.

5. 41-43 Nightingale Grove SE13 (Land to the rear)

The planning officer outlined the details of the proposal for the construction of a part two/part four storey building, fronting Springbank Road, comprising 2 office units (Use Class B1) on the ground floor, 3 one-bedroom and 3 two-bedroom self contained flats on the upper floors, incorporating balconies and a roof terrace.

The Committee received verbal representation from the applicant Mr Anthony Thomas of The Black Ant Company Ltd.

After deliberation, Councillor Bell moved a motion to accept the officer's recommendation to grant planning permission, which was seconded by Councillor Fitzsimmons.

Members voted as follows:

FOR: Councillors Bell (Chair), John Paschoud, Fitzsimmons, Gibson and Hall.

RESOLVED that in respect of town planning application DC/11/78741, planning permission be granted subject to Conditions 1 – 9 as set out in the report with Condition 10 added as follows:

Condition 10

Notwithstanding the details submitted, prior to the commencement of superstructure works, details of the enclosure to the roof terrace shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: B01R

6. 21-101 (Odd), Wells Park Road, SE26

The planning officer outlined the details of the proposal for the installation of replacement Pvcu doors and windows in the front, side and rear.

After deliberation, Councillor Bell moved a motion to accept the officer's recommendation to grant planning permission, which was seconded by Councillor Fitzsimmons.

Members voted as follows:

FOR: Councillors Bell (Chair), John Paschoud, Fitzsimmons, Gibson and Hall.

RESOLVED: that in respect of town planning application DC/12/80949, planning permission be granted subject to conditions as set out in the report.

7. 62 Siddons Road SE23

The planning officer outlined the details of the proposal for the construction of single storey extensions to the side and rear in connection with the existing ground floor flat.

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

Members voted as follows:

FOR: Councillors John Paschoud, Fitzsimmons, Gibson and Hall.

ABSTAINED: Councillor Bell (Chair).

RESOLVED: that in respect of town planning application. DC/12/81018, planning permission be granted subject to conditions as set out in the report.

8. 129 Woodyates Road SE12

The planning officer outlined the details of the proposal for the alteration and change of use including the garage, from residential (Use Class C3) to a Day Care Nursery (Use Class D1), together with the construction of single storey extensions to the side and a disabled access ramp to the front.

The legal officer informed the committee that a section 106 proposal had been submitted by the applicant whereby the Council would be paid for painting traffic calming double yellow lines on the road prior to commencement of the proposed usage.

The Committee received verbal representation from the applicant's agent Mr Kijjambu, and from a resident of Pitford Close on behalf of residents of Pitford Road, Pitford Close and Woodyates Road who objected to the proposal.

After deliberation, Councillor Bell moved a motion to accept the officer's recommendation to grant planning permission, which was seconded by Councillor Fitzsimmons.

Members voted as follows:

FOR: Councillors Bell (Chair), John Paschoud, Fitzsimmons, Gibson and Hall.

RESOLVED that in respect of town planning application DC/12/79857, planning permission be granted subject to conditions 1 – 4, that Condition 5 be amended as follows:

(5) A Travel Plan for the nursery shall be submitted to and approved in writing by the Council prior to the commencement of the nursery use (Class D1) hereby approved and the approved Travel Plan shall be complied with. The Travel Plan shall include a car parking management strategy, specify initiatives to be adopted by the new development to encourage access to the site by a variety of non-car means and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.

And that Condition 6 be added as follows:

(6) The rear garden shall not be used by nursery children other than between the hours of 10.00am – 12.00 noon and 2.00pm – 4.00pm.

Reason:

To ensure that the use of the property as a day nursery does not result in unacceptable loss of amenity to neighbouring residential occupiers, and to comply with saved policy HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).

9. 5 and 6 Beverley Court SE4

The planning officer outlined the details of the breach of planning control regarding the unauthorised replacement of the windows and doors and recommended that no formal enforcement action be taken.

After deliberation, Councillor Bell moved a motion to accept the officer's recommendation not to take formal enforcement action, which was seconded by Councillor Gibson.

Members voted as follows:

FOR: Councillors Bell (Chair), John Paschoud, Fitzsimmons, Gibson and Hall.

RESOLVED: That the Head of Law take no further action in respect of the unauthorised windows and doors at Nos. 5 and 6 Beverley Court.