

MINUTES OF THE PLANNING COMMITTEE C

Thursday, 20 December 2012 at 7.30 pm

PRESENT: Councillors Paul Bell (Chair), Pauline Beck, Alexander Feakes, Helen Gibson, Madeliene Long and John Paschoud

ALSO PRESENT: Councillor Obajimi Adefiranye

Officers: Joost Van Well - Planning Officer, Paula Young - Legal Officer and Yinka Ojo - Planning Committee Co-ordinator.

Apologies for absence were received from Councillor Liam Curran, Councillor Peggy Fitzsimmons, Councillor Joseph Folorunso and Councillor Alan Hall

1. Declarations of Interests

Councillor Feakes declared an interest in item 6 on the agenda and took no part in its deliberation.

2. Minutes of Meeting held on 8 November 2012

Amendments to the Minutes of the meeting held on 8 November 2012:

Attendance record to be amended to identify Councillor John Paschoud in attendance and that Councillor Madeleine Long gave apologies for not attending.

3. 70 ARNGASK ROAD, SE6 1XX

The planning officer outlined the details of the proposal for the renewal of planning permission DC/09/71123 dated 17 July 2009 for the excavation of the rear garden for the alteration and conversion of the basement, together with the construction of a rear extension at basement and ground floor level and the formation of a lightwell within the front garden, to provide additional living accommodation to the existing house.

After deliberation, Councillor Bell moved a motion to accept the officer's recommendation to grant planning permission subject to Conditions 1 and 2 as laid out in the report with an additional condition stipulating that no door shall be installed to the front at basement level. This was seconded by Councillor John Paschoud

Members voted as follows:

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

RESOLVED: that in respect of town planning application DC/12/80838, planning permission be granted subject to Conditions 1 and 2 as laid out in the report and an additional condition added as follows.

Condition 3

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no doors or windows (or any other openings) shall be constructed at basement level in the front elevation of the building other than those expressly authorised by this permission.

Reason

In order to ensure that the basement shall not be used as separate residential accommodation.

4. UNIT 3 ASHBY MEWS, SE4 1TB

The Planning Officer outlined the details of the proposal for alterations to Unit 3, including replacement of roofs, installation of roof lights, doors and a circular window to the front. He reported that further objection to the proposal had been received from K Harrison and that Councillor D Johnson had requested an adjournment since writing the report.

The Committee received verbal representation from the applicant, J. Lowe, and from the applicant's architect, C. Brandeburg. The occupants of 55 and 68 Manor Avenue addressed the committee objecting to the application.

Councillor Adefiranye spoke under Standing Orders as a Ward Member for Brockley. He requested that decision on the item be deferred to enable the numerous applications that have been submitted for the Units to be seen together so the impact they collectively have could be assessed

After deliberation, Councillor Bell moved a motion to defer decision pending a site visit by committee members.

Members voted as follows:

FOR: Councillors Bell (Chair), Beck and Gibson.

AGAINST: Councillor Feakes, Long and John Paschoud

Councillor Bell with casting vote as Chair, voted in favour of the motion.

RESOLVED: that in respect of Application No. DC/12/81670, decision be deferred until the next Planning Committee C meeting (31 January 2013) to allow a site visit by Members.

5. 89 BROMLEY ROAD, SE6 2UF

The planning officer outlined the details of the proposal for the change of use from part residential use (Class C3)/part children's nursery

(Class D1) for 25 children to a children's nursery only (Class D1) for 50 children.

The Committee received verbal representation from the applicant, M. Charles.

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

Members voted as follows:

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

RESOLVED: that in respect of town planning application DC/12/79757, planning permission be granted subject to Conditions 1 – 5 as set out in the report.

6. FLAT A, 14 GABRIEL STREET, SE23 1DT

Councillor Feakes left the room during the presentation of this item.

The planning officer outlined the details of the proposal for the construction of a single storey building with green roof in the rear garden of the ground floor flat

The Committee received verbal representation from the applicant J Fraher.

After deliberation, Councillor Long moved a motion to accept the officer's recommendation to grant planning permission subject to conditions 1 and 2 as set out in the report , with an additional Condition stipulating that the development only be used ancillary to the main building. This was seconded by Councillor John Paschoud.

Members voted as follows:

FOR: Councillors Bell (Chair), Beck, Feakes Gibson, Long and John Paschoud.

RESOLVED that in respect of town planning application DC/12/81295, planning permission be granted subject to Conditions 1 and 2 as laid out in the report and an additional condition added as follows:

Condition 3

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), the outbuilding hereby approved shall only be used for purposes ancillary to the residential use of the dwellinghouse known as 14a Gabriel Street, SE23, and shall not be occupied as any form of self contained residential accommodation or self contained commercial usage without the prior benefit of planning permission.

Reason

The application has been assessed only in terms of this restricted use and any self contained use may have an adverse effect on the character and amenity of the area and amenity for future occupiers contrary to relevant Policies in the London Plan (July 2011), Core Strategy (June 2011) and saved Unitary Development Plan (July 2004).

Councillor Feakes returned after the determination of the above item.