

MINUTES OF THE PLANNING COMMITTEE C

Thursday, 25 April 2013 at 7.30 pm

PRESENT: Councillors Paul Bell (Chair), Helen Gibson (Vice-Chair), Pauline Beck, Liam Curran, Alexander Feakes, Stella Jeffrey, Madeliene Long and John Paschoud

ALSO PRESENT: Councillor Chris Best

Apologies for absence were received from Councillor Peggy Fitzsimmons and Councillor Alan Hall

1. Declarations of Interests

Councillor Curran declared that he is a member of an organisation called "Save Lewisham Pubs".

Councillor Feakes declared an interest as a resident of Perry Rise.

Councillor John Pachoud declared that his wife Councillor Jacq Pachoud is a Trustee of The Brent Knoll and Watergate Co-Operative Trust.

2. AGM Mins Planning Committee C

The Minutes of the AGM held on Wednesday 20 March 2013 for the Municipal year 2013/14, were agreed.

3. Minutes

Councillor Bell (Chair) of the Committee was not at the Planning Committee (C) meetings held on 14 March 2013, Councillor Bell asked Members if the minutes were a true and accurate record of events.

Councillor Bell (Chair), requested that Councillor Beck apologies be recorded for the meeting held on the 14 March 2013.

Members agreed and the minutes were signed by Councillor Bell (Chair).

4. The Greyhound P.H

The Planning Officer outlined details of the proposal and the recommendation.

The Committee received verbal representation from Mr M Gibney of BPTW Partnership, who read from a prepared statement on behalf of the applicant and from Mr M Ziv, Director of 313 Ltd, who raised concerns regarding the conservatory, the siting of the refuse store and the impact on units to the rear of the proposal.

Councillor Chris Best spoke Under Standing Orders as a Sydenham Ward Member and on behalf of the Sydenham Society and local residents, who raised concerns regarding the patio doors opening onto the piazza, overspill of people, traffic management, parking, additional deliveries on congested roads, new parking bays and she also stated that originally the refuse storage was sited to the rear of the premises.

Councillor Bell (Chair) moved a motion to accept the officer's recommendation and grant planning permission subject to amendments to Condition (4) with an additional Condition (27), which was seconded by Councillor John Paschoud

Members voted as follows:

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

Councillor Jeffrey arrived during the debate of this item and did not take part in the voting process.

RESOLVED: That in respect of application No. DC/12/81431

- (i) The Head of Planning be Authorise to negotiate and complete a Deed modifying the Planning Agreement dated 24 May 2010, in order to secure the following principal matters including related ancillary matters required in order to achieve the successful implementation of the Development;
 - (1) Remove Schedule 10 Restoration Works;
 - (2) Meet the Council's legal, professional and monitoring costs associated with the drafting, finalising and monitoring of the Agreement.
- (ii) Subject to the completion of a Deed of Variation, authorise the Head of Planning to **GRANT PERMISSION** subject to conditions (1) to (3) & (5) to (26) as set out in the report with amendments to Condition (4) and additional Condition (27) as follows:

Conditions

(4) Refuse Storage

Details of the construction, including facing materials, of the proposed refuse storage chamber shall be submitted to and approved in writing by the local planning authority and the chamber shall be constructed in accordance with the approved details prior to first occupation of the development and shall thereafter be permanently be retained and maintained.

(27) Patio Doors

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), the new doors to the conservatory shall not be used by customers and shall be used as an emergency exit only.

Reason:

In the interest of the residential amenities of local residents in accordance with Saved Policy HSG4 Residential Amenity in the Unitary Development Plan (July 2004).

Councillor Long left the proceedings at 8:30pm.

5. Perry Rise, 67 - 69 The Site Former Greenvale School

An Addendum was tabled to Members before the meeting, expanding on the description of the development as follows:-

- (1) Demolition of the existing building and the erection of a part/single part two storey building with green roofs, installation of photovoltaic solar panels to accommodate (3670sq m) of Class D1 floor space for a school for children aged 4 -16 with a range of social and communication difficulties including autistic spectrum disorders, together with bus drop off facilities, landscaping, play spaces including a Multi Use Games Area (MUGA), and the provision of car and cycle parking for the new Brent Knoll School on site of the former Greenvale School at 69 Perry Rise SE23.
- (2) Additional drawings (03667-HKR-A-DE-XX-04100 Rev 00; 03667-HKR-A-DE-XX-04101 Rev 00; 03667-HKR-A-DE-XX-04100 Rev 00), have since been received showing sections through the front elevation which are to be included as part of the

drawings under consideration and

- (3) Paragraph 3.5 bullet point 4 should read: Windows – Aluminium outer frames with timber internal finish.

Sample of materials were also accessible to Members.

The planning officer outlined details of the proposal

The Agent, Architect and the Designer of the proposal addressed Member concerns with regards to the proposal and also circulated a glossary of bricks.

The Committee received verbal representation from the occupier of 79 Priestfield Road and also on behalf occupiers of 47, 48 & 49 Priestfield Road and 89 & 91 Perry Rise, who read from a prepared statement, raising concerns regarding the reduction of daylight/sunlight to windows of residential properties because of the 2 storey element of the building, overlooking, bin and bicycle storage, the negative impact on neighbours by increase in traffic and parking.

Councillor Feakes moved a motion to accept the officer's recommendation with amendments to Condition (14) and grant planning permission, which was seconded by Councillor Gibson.

Members voted unanimously in favour of the officer's recommendation.

RESOLVED: That in respect of application Nos. DC/13/82410 & DC/13/82410A, subject to conditions (1) to (13), (15) & (16) as set out in the report with Condition (14) amended as follows:

Condition

- (14) (i) No part of the development hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
- (ii) The Travel Plan shall specify initiatives to be by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a

monitoring and review mechanism, to ensure compliance with the Travel Plan objectives. The first review shall be carried out within 12 month of the first occupation of the building.

- (iii) Within the timeframe specified by (i) and (ii), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (i) and (ii)