

MINUTES OF THE PLANNING COMMITTEE C

Thursday, 29 August 2013 at 7.30 pm

PRESENT: Councillors Paul Bell (Chair), Alexander Feakes, Peggy Fitzsimmons, Stella Jeffrey and Madeliene Long

ALSO PRESENT:

Apologies for absence were received from Councillor Liam Curran and Councillor John Paschoud

1. **Declarations of Interests**

There were no declarations interest.

2. **Minutes**

The minutes of the Planning Committee (C) meeting held on 18 July 2013 were agreed and signed subject to Councillor Feakes' apologies being noted.

3. **15 Westwood Park SE23**

15 WESTWOOD PARK SE23 (Agenda Item 4)

The planning officer outlined details of this proposal for a minor material amendment to allow a variation of condition 2 of the 2010 planning permission to insert roof lights to the front roof elevations and the flat roof ridge.

The Committee received verbal representations from the applicant's agent, Ms Jo Tasker. Mr Holt, resident of 17 Westwood Park representing objectors to the proposal read from a prepared statement which he circulated copies of to members following his presentation.

Members discussed various aspects of the proposal particularly relating to the character of the area, development density and residential amenity space provision.

Councillor Long moved a motion to accept the officer's recommendations, which was seconded by Councillor Jeffrey.

Members voted as follows:

FOR: Councillors Long, Fitzsimmons and Jeffrey.

AGAINST: Councillor Feakes

ABSTAINED: Councillor Bell (Chair)

RESOLVED: that planning permission be granted in respect of Application No. DC/13/83670, subject to Conditions as set out in the report.

4. 18A Holbeach Road SE6

18A HOLBEACH ROAD SE6 (Agenda Item 5)

The planning officer outlined the details of the proposal for the redevelopment of the site for a cultural centre which will comprise a large hall, kitchen, store and toilets.

Councillor Fitzsimmons declared an interest in this case as ward Councillor.

The Committee received verbal representations from Mr Mark Nathan, agent for the applicants and Mrs Davis a resident of Morena Street who spoke on behalf of residents of Morena Street and Holbeach Road affected by the proposal.

Councillor Feakes moved a motion to accept the officer's recommendation, subject to a condition restricting noise levels from the development. This motion was seconded by Councillor Long.

Councillor Fitzsimmons did not take part in the vote.

Members voted as follows:

FOR: Councillors Feakes, Jeffrey and Long.

ABSTAINED: Councillor Bell (Chair)

RESOLVED: that planning permission be granted in respect of Application No. DC/12/82039, subject to Conditions as set out in the report, subject to the inclusion of an additional condition, as follows:

Additional condition (12)

- (a) The rating level of the noise (including any fixed plant) emitted from the site shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142:1997.
- (b) Development shall not commence until details of a scheme complying with paragraph (a) of this condition have been submitted to and approved in writing by the local planning authority.
- (c) The development shall not be occupied until the scheme approved pursuant to paragraph (b) of this condition has been implemented in its entirety. Thereafter the scheme shall be maintained in perpetuity.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Saved Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

5. Blackheath Hospital, 40-42 Lee Terrace SE3

BLACKHEATH HOSPITAL, 40-42 LEE TERRACE SE3 (Agenda Item 7)

The planning officer outlined details of the proposal for the installation of condensing units and air conditioning condensing units. The planning officer also circulated to members a combined statement by the residents objecting to the application who were unable to attend, and highlighted the key points of this document.

The Council received verbal representations from Mr Peter Harris, Executive Director of Blackheath Hospital.

Councillor Feakes moved a motion to accept the officer's recommendation which was seconded by Councillor Long.

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

RESOLVED: that planning permission be granted in respect of Application No. DC/13/82661, subject to Conditions as set out in the report.

6. 103 Colfe Road SE23

103 COLFE ROAD SE23 (Agenda Item 3)

The Planning Officer outlined details of the proposal for the single-storey rear extension.

The Committee received verbal representation from the applicant's Mr and Mrs Roberts. There were no objectors in attendance.

Councillor Long moved a motion to accept the officer's recommendation which was seconded by Councillor Fitzsimmons.

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

RESOLVED: that planning permission be granted in respect of Application No. DC/13/83670, subject to Conditions as set out in the report.

7. Elizabeth Industrial Estate, Juno Way SE14

Elizabeth Industrial Estate, Juno Way SE14 (Agenda Item 6)

The planning officer circulated amendments to conditions and detailed these changed to members prior to outlined details of the proposal for the two-storey side extension and rear roof extension, and the planning history associated with this site.

The Committee received verbal representations from Mr Colin Brown, the Development Manager for the Howard Group, applicants for the proposal.

Councillor Long moved a motion to accept the officer's recommendations A and B, subject to the amended description and condition, which was seconded by Councillor Fitzsimmons.

Members voted as follows:

FOR: Councillors Bell (Chair), Feakes, Fitzsimmons, Jeffrey and Long.

RESOLVED: Resolved that in respect of Planning Application No. DC/12/81950:

- (i) Authorise the Head of Law to negotiate and complete a legal agreement under Section 106 of the Town and Country Planning Act 1990 Act (and other appropriate powers) to secure the following principal matters to ensure the acceptable implementation of the development:
 - A contribution of £52,000 to assist delivery of the North Lewisham Links Strategy.
- (ii) Upon completion of a satisfactory legal agreement, the Head of Planning be authorised to GRANT PLANNING PERMISSION subject to conditions (1) to (6), (8) to (11), (13) and (15) as set out in the report, with conditions (7), (12) and (14) amended as follows:

Amended condition (7) No development shall commence on site until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved, in writing, by the local planning authority:

- (i) A site investigation scheme, based on the preliminary risk assessment which has been submitted, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- (ii) The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- (iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any

requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons: To ensure that development of the site is carried out with due regard to addressing issues of historic contamination that could present a risk to groundwater in the underlying Principal and Secondary aquifers in accordance with the NPPF.

Amended condition (12) The new build elements of the development hereby approved shall be built to a minimum standard of BREEAM 'Very good' achieving a minimum score of 57.6% prior to the occupation of the building a Post Construction Certificate indicating that at least BREEAM 'Very good' at a minimum level of 57.6% has been achieved shall be submitted local planning authority for confirmation, unless otherwise agreed in writing.

Reasons: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2011) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

Amended condition (14) Notwithstanding the Town and Country Planning (Use Classes Order) 1987 as amended, (or any other order revoking or re-enacting this order) the agreed provision of 'trade counters' within the approved Units 1-5 hereby approved shall be ancillary to the main use within each unit (Use Class B2/B8).

Reasons: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2011) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).