

MINUTES OF THE PLANNING COMMITTEE C

Tuesday, 6 May 2014 at 7.30 pm

PRESENT: Councillors Paul Bell (Chair), Liam Curran, Alexander Feakes, Alan Hall, Stella Jeffrey and John Paschoud

ALSO PRESENT: Tim Westwell - Planning Officer, Paula Young - Legal Officer and Patricia Simpson - Planning Committee Co-ordinator.

Apologies for absence were received from Councillor Pauline Beck

1. Lewisham Methodist Church (MAP)

2. Declarations of Interests

Councillor Feakes declared a prejudicial interest in Item (8) on the agenda and Councillor John Paschoud declared a non- prejudicial Interest as a member of the Sydenham Society.

3. Minutes

The minutes of the Planning Committee (C) meeting held on 27 March 2014 were agreed and signed

4. 136 Tanners Hill SE8 4QD

The planning officer outlined details of the proposal for the demolition of existing commercial/storage buildings on the site and the construction of 4, three storey, 3 bedroom houses and a four storey building to provide 2 two bedroom and 2 one bedroom self-contained flats with the provision of 4 car parking spaces, associated refuse/recycling and cycle storage.

The Committee received verbal representation from the applicant's agent, Mr Pulham, who read from a prepared statement in support of the application and from a resident of 128 Tanners Hill, who raised concerns regarding traffic congestion during construction and parking spaces within the close.

Councillor Bell (Chair) moved a motion to accept the officer's recommendation, which was seconded by Councillor Feakes.

Members voted as follows:

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

RESOLVED: that Planning Permission be granted in respect of Application No. DC/14/86416, subject to Conditions as set out in the report and the applicant be informed.

5. 72 Tranquil Vale SE3 0BN

The planning officer outlined details of the proposal for change of use of the basement, ground and first floors floor, from restaurant to wine bar, together with the installation of a shop front.

(Amended application: Omission of first floor bar area and revised shop front)

The Committee received verbal representation from Mr Tessier the applicants, who read from a prepared statement in support of the proposal.

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

Members voted as follows:

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

RESOLVED: that Planning Permission be granted in respect of Application No. DC/13/86005, subject to Conditions as set out in the report and the applicant be informed.

6. 4 Dartmouth Terrace SE10 8AX

The Planning Officer outlined details of the proposal for the renewal of planning permission dated 27 July 2010 (DC/10/74295) for the formation of a terrace at second floor level to the side, incorporating construction of balustrades, alteration of an existing window opening to provide an access door and installation of a fire escape ladder.

The Committee received verbal representation from the applicant's agent Mr D Riddick, who read from a prepared statement in support of the proposal.

Councillor Bell (Chair), moved a motion to accept the officer's recommendation which was seconded by Councillor Gibson.

Members voted as follows

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

RESOLVED: that planning permission be granted in respect of Application No. DC/13/84220, subject to Conditions as set out in the report and the applicant be informed.

7. 14 Glebe Court SE3 9TH

The Planning Officer outlined details of the proposal for the retention of hardwood French doors (to be painted black) in the rear elevation at ground floor level, together with the formation of two steps to the rear.

The planning officer also informed Members that the occupier of 13 Glebe Court has withdrawn their objection to the proposal.

The Committee received verbal representation from the applicant, who read from a prepared statement and confirmed that the steps had been removed and the objector at 15 Glebe Court, had moved and the new occupier had no objections.

Councillor Hall, moved a motion to accept the officer's recommendation which was seconded by Councillor John Paschoud.

Members voted as follows

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

RESOLVED: that planning permission be granted in respect of Application No. DC/13/84447, subject to Conditions as set out in the report and the applicant be informed.

8. 23 Sydenham Road SE26 5EX

Councillor Feakes vacated the room when this item was being considered.

The Planning Officer outlined details of the proposal for the change of use from opticians (Use Class A1) to bistro restaurant (Use Class A3, together with the installation of an extraction duct on the side elevation at the rear.

The Committee received verbal representation from the applicants Mr & Mrs Mundy, who read from a prepared statement, which was circulated to Members in support of the application.

Councillor John Paschoud, moved a motion to accept the officer's recommendation which was seconded by Councillor Bell (Chair).

Members voted as follows

FOR: Councillor Bell (Chair), Councillors, Curran, Gibson, Hall, Jeffrey and John Paschoud.

RESOLVED: that planning permission be granted in respect of Application No. DC/13/86035, subject to Conditions as set out in the report and the applicant be informed.

Councillor Feakes returned to the proceedings..

9. Garages to the Rear of 3 - 7 Cheeseman Street

The Planning Officer outlined details of the proposal for the demolition of the garages and the construction of 1 two bedroom single storey dwelling, together with the provision of 1 car parking space, 2 bicycle spaces and refuse store.

The Committee received verbal representation from the resident of 7 Cheseman Street, who read from a prepared statement and on behalf of other residents at 5, 3 & 9 Cheseman Street, objecting to the proposal raising concerns regarding the height of the buildings, lighting to the alleyway and traffic impact.

The planning officer confirmed that if Members were minded a condition can be added regarding the external lighting to alley the objector's concerns.

Councillor Feakes, moved a motion to accept the officer's recommendation with amendments, which was seconded by Councillor John Paschoud.

Members voted as follows

FOR: Councillor Bell (Chair), Councillors, Curran, Gibson, Jeffrey and John Paschoud.

AGAINST: Councillor Hall.

RESOLVED: that planning permission be granted in respect of Application No. DC/13/85169, subject to Conditions (1) – (14) as set out in the report with additional condition (15) as follows:

Prior to occupation of the development hereby approved a scheme for external lighting shall be submitted to and agreed in writing by the Local Planning Authority and subsequently be installed in accordance with the agreed scheme and specification. The agreed scheme shall be retained thereafter.

Reason: In order to safeguard the amenities of adjoining residential properties and to comply with Saved Policy HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

10. Adamsrill Primary School, SE26 4AQ

The planning officer outlined details for the demolition of existing buildings (Blocks B, F & G) and the construction of a part single/part two storey extension, comprising nine classrooms, staff room, studio hall, reception, sick bay, three group rooms, hall, kitchen, WC and storage facilities, associated landscaping and the felling of trees and the provision of photo voltaic panels on the roof, together with internal refurbishment of the existing 3 storey building and the provision of a new central entrance lobby.

He also informed Members that an email dated 6 May 2014 had been received from Margaret Brightman, Places Manager Children and Young People which confirms the requirement for a sum of £6,200 to be set aside and committed for payment of the contributions identified in Paragraph 7.53 of the Committee report (6 May 2014) to secure a contribution of £3,000 for a review of parking controls/restrictions to the school to minimise the impact associated with any drop offs/pick ups at the site, together with a contribution of £3,200 towards improving crossing facilities adjacent to the site. He advised that in the light of this there was no need for Recommendation A. In addition he advised Members that the Ecology officer was now satisfied with the proposal subject to an additional condition being attached to the Planning Permission in respect of the green roof.

The Committee received verbal representation from Margret Brightman the Project Manager, who read from a prepared statement in support of the proposal and from residents of 66 & 84 De Frene Road, who read from a prepared statement raising concerns regarding the height of the building and its impact on neighbouring properties and asked if windows on the first floor overlooking neighbours' properties can be of obscured glazing, also stating that the private access road is owned by residents of De Frene Road, traffic and the impact on the habitat.

Members resolve to grant permission without the requirement of the planning obligation.

Councillor Bell (Chair) moved a motion to accept the officer's recommendation with amendments and the deletion of recommendation A, which was seconded by Councillor Hall.

Members voted as follows:

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

RESOLVED: that Planning Permission be granted in respect of Application No. DC/13/84444, subject to Conditions (1) – (21) as set out in the report with additional Conditions (22) & (23) as follows:-

(22) Details of the living roof which shall cover an area no less than 165 sqm shall be submitted to and

approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. A 1:20 scale plan [of the living roof] that includes contoured information depicting the extensive substrate build up and a cross section showing the living roof components shall be submitted for approval. The living roof shall be:

- a) biodiversity based with extensive substrate base (depth shall vary between 80-150mm with peaks and troughs but shall average at least 133mm)
- b) laid out in accordance with plan 23058/106 Rev C hereby approved; and will include details of how the roof has been designed to accommodate any plant, management arrangements, and any proposed photovoltaic panels and fixings.
- c) plug planted & seeded with an agreed mix of species within the first planting season following the practical completion of the building works.

The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

- d) Evidence that the roof has been installed in accordance with sub-points a) to c) above shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies OS 13 of the Lewisham UDP July 2004;

- (23) Policies 5.11 (Green roofs and development sites environs) and 7.19 (Biodiversity and access to nature) in the London Plan (July 2011);

Local Development Framework; CSP 7; CSP 10;
CSP 12

Reason: To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2011) and Core Strategy Policy 10 managing and reducing flood risk and Core Strategy Policy 12 Open space and environmental assets.

and the applicant be informed.