

MINUTES OF THE PLANNING COMMITTEE C

Thursday, 2 July 2015 at 7.30 pm

PRESENT: Councillors Paul Bell (Chair), Olurotimi Ogunbadewa (Vice-Chair), Brenda Dacres, Suzannah Clarke, Maja Hilton, Simon Hooks, Ami Ibitson and John Paschoud

ALSO PRESENT:

Apologies for absence were received from Councillor Helen Klier

1. Declarations of Interests

Councillor Dacre declared an interest in item (3) on the agenda as a local resident who is affected by the proposal.

2. Minutes

Councillor Bell (Chair), asked if Members agreed that the Minutes of the Planning Committee (C) meetings held on 21st May 2015 were accepted as a true and accurate record. Members agreed following the amendment of two grammatical errors, and minutes were signed by the Chair.

3. 5 - 9 Deptford High Street, SE8

5 – 9 DEPTFORD HIGH STREET, SE8 (Item 3 on the agenda)

The Planning Officer outlined late objections received from Environmental Health before outlining the details of two applications to be jointly considered for the installation of a new shop front and an automated teller machine in the front elevation at 5-9 Deptford High Street SE8, together with the installation of air conditioning/refrigeration plant, fire exit gates and access gate to the rear (DC/15/91674), and the display of one externally illuminated fascia sign displaying the ASDA logo, one externally illuminated ATM sign and one externally applied vinyl sign (transparent with white lettering) at 5-9 Deptford High Street SE8 (DC/15/91681).

Before the start of the meeting, a Councillor Briefing Note prepared by the applicant (ASDA) was handed to Members and tabled. The document outlined measures taken to mitigate issues potentially raised against air conditioning, shopfront, signage in a conservation area, and servicing and deliveries.

The Committee received verbal representation from Mr Doug Wilson (the applicant) and Mr Matt Walton from HGP Architects, acting as

agent for application No. DC/15/91674. Mr Wilson presented the scheme, and both he and Mr Walton addressed Members questions regarding the development.

The Committee received verbal representation from Mr Keith Tillman, a member on the Amenity Societies Panel, Lewisham Design Review Panel, as well as resident in the area of the proposal. Mr Tillman outlined objections to the proposed development on behalf of local residents in regard to No. DC/15/91674, only. The issues raised included those relating to the sound generated by the air conditioning unit, concern over operating hours, and the proposed smoking area at the rear of the property. Mr Tillman proposed that a recorded sound sample/video be shared with the Committee as a foundation to his arguments. Kevin Chadd clarified that the Committee would be required to conduct a vote as to whether the additional information be shared or not. The Committee unanimously voted in favour, however the video was not shared.

The Committee received verbal representation from Councillor Brenda Dacres, a resident in the area of the proposal. Ms Dacres outlined objections pertaining to application No. DC/15/91674, only. The issues raised included those relating to the sound generated by the air conditioning unit before a proper consultation process had been followed, potential sound of servicing trollies on the pavement, servicing hours, the smoking area at the rear of the property, and other smells generated by the store.

Councillor Dacres exited the room to allow for deliberations.

Following questions and deliberation by Members, Councillor John Paschoud initiated a motion to accept the officer's recommendation and grant planning permission subject to conditions as guided by officers for application No. DC/15/91681, only. It was seconded by Councillor Bell (Chair).

Members voted as follows for application DC/15/91681:

FOR: Ogunbadewa (Vice-Chair), Clarke, Hilton, Hooks, and Ibitson.

RESOLVED: That planning permission be granted in respect of application No. DC/15/91681, subject to the conditions outlined in the report.

Further questions were addressed and Members deliberated further. Councillor Bell (Chair) initiated a motion to defer application No. DC/15/91674 to a future meeting. Councillor John Paschoud raised a motion to reject the deferral.

Following additional questioning and deliberation, Councillor Paschoud initiated a motion to grant planning permission subject to conditions and the additional implementation of a strict time period following a monitoring scheme as recommended by the officer. It was seconded by Councillor Hooks.

Members voted as follows for application DC/15/91674:

FOR: Ogunbadewa (Vice-Chair), Hilton, John Paschoud and Ibitson.

AGAINST Bell (Chair) and Clarke.

RESOLVED: That planning permission be granted in respect of application No. DC/15/91674, subject to conditions as outlined in the report, as well as changes to the wording of Condition (2) and (3) to read as follows:

- (2) The development shall be retained strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

14.157.A (00) 04 Revision A, A (00) 07 Rev C, A (90) 00_01 Rev F, Site Location Plan, Environmental Noise Survey Report and Noise Impact Assessment for Fixed Plant Revision B dated 18.05.2015 & External Lighting Revision dated 29.05.2015 and 14.157.A (00) 05 Revision D (received 22 June 2015).

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

- (3) (a) The rating level of the noise emitted from fixed plant on 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 BS4142:2014.
- (b) Notwithstanding the details hereby approved, details of works in compliance with paragraph (a) of this condition shall be submitted to and approved in writing by the local planning authority within one month from the date of planning permission.

- (c) The details approved pursuant to paragraph (b) of this condition shall be implemented in their entirety and thereafter maintained in perpetuity.
- (d) A monitoring scheme setting out the process, period and frequency of testing shall be submitted to and approved in writing by the local planning authority. The reports submitted in accordance with the approved scheme shall clearly demonstrate that the noise levels stated in paragraph (a) of this condition have been achieved.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with DM Policy 26 Noise and vibration of the Development Management Local Plan (November 2014).

Councillor Dacres was invited to return to the room.

4. 178 Leahurst Road, SE13

178 LEAHURST ROAD, SE13 (Item 4 on the agenda)

The Planning Officer outlined details and answered Councillor queries regarding the proposal for the construction of a single-storey rear extension and roof extension to the rear roof slope of 178 Leahurst Road SE13, together with the installation of roof lights in the front roof slope.

The Committee received verbal representation from Mr Gaurav Verma, the applicant. Mr Verma presented the scheme once circulating copies of the transcript of his remarks to Members, and addressed Members questions regarding the development.

Following questions and deliberation by Members, Councillor Bell initiated a motion to accept the officer's recommendation and grant planning permission subject to conditions as guided by officers. It was seconded by Councillor Clarke.

Members voted as follows:

FOR: Councillor Ogunbadewa (Vice-Chair), Dacres, Hilton, Hooks, Ibitson, and John Paschoud.

RESOLVED: That planning permission be granted in respect of application No. DC/15/90948, subject to the conditions outlined in the report.

5. 4 Lamerock Road, BR1

4 LAMEROCK ROAD, BR1 (Item 5 on the agenda)

The Planning Officer outlined details of and answered Councillor queries regarding the retrospective proposal for the retention of a single storey extension to the rear of 4 Lamerock Road, BR1 (DC/14/90243).

The Committee received verbal representation from Ms Colleen Greenland, the applicant. Ms Greenland presented the scheme, circulated copies of additional photographs of the property, and addressed Members questions regarding the development.

Following questions and deliberation by Members, Councillor Ibitson initiated a motion to accept the officer's recommendation and grant retrospective planning permission subject to conditions as guided by officers. It was seconded by Councillor Bell (Chair).

Members voted as follows:

FOR: Ogunbadewa (Vice-Chair), Dacres, Clarke, Hilton, Hooks, and John Paschoud.

RESOLVED: That planning permission be granted in respect of application No. DC/14/90243, subject to the conditions outlined in the report.

6. 32 Mount Gardens, SE26

32 MT ASH GARDENS, SE26 (Item 6 on the agenda)

The Planning Officer outlined details of and answered Councillor queries regarding the proposal for the demolition of an existing single storey rear extension, construction of a new part one/part two storey extension to the rear together with the partial excavation of the back garden to provide a new lowered patio area (DC/14/90313).

The Committee received verbal representation from Mr Don Orike from Don Orike Architects Ltd, acting as agent on behalf of the applicant. Mr Orike presented the scheme and addressed Members questions regarding the development.

Following questions and deliberation by Members, Councillor Ibitson initiated a motion to accept the officer's recommendation and grant planning permission subject to conditions as guided by officers. It was seconded by Councillor John Paschoud with the recommendation that the conditions be altered to address the mature tree at the rear of the property.

Members voted as follows:

FOR: Councillor Bell (Chair), Ogunbadewa (Vice-Chair), Clarke, Dacres, Hilton, and Hooks.

RESOLVED: That planning permission be granted in respect of application No. DC/14/90313, subject to the conditions as outlined in the report as well as changes to the wording of Condition (3) to read as follows:

- (3) No development shall commence on site until a Construction Logistics Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall include but not limited to the following:-
- (a) Full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction vehicle activity.
 - (b) Measures to deal with safe pedestrian and vehicular movement
 - (c) Measures to mitigate effects on neighbours
 - (d) Dust mitigation measures
 - (e) Measures to deal with land stability
 - (f) Measures to deal with the impact on trees

The measures specified in the approved details shall be implemented prior to commencement of development and shall be adhered to during the period of construction.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

7. 49A Drakefell Road, SE14

49A DRAKEFELL ROAD, SE14 (Item 7 on the agenda)

The Planning Officer outlined details of and answered Councillor queries regarding the proposal for the construction of a single storey extension to the rear of 49A Drakefell Road, SE14.

The Committee received verbal representation from Mr Joseph Ludkin, the applicant. Mr Ludkin presented the scheme and addressed Members questions regarding the development.

Following questions and deliberation by Members, Councillor Bell (Chair) initiated a motion to accept the officer's recommendation and

grant planning permission subject to the conditions outlined in the officer's report. It was seconded by Councillor Ibitson.

Members voted as follows:

FOR: Councillor Ogunbadewa (Vice-Chair), Clarke, Dacres, Hilton, Hooks, and John Paschoud.

The meeting ended at 9:45pm Chair