

# MINUTES OF THE PLANNING COMMITTEE C

Thursday, 5 November 2015 at 7.30 pm

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

ALSO PRESENT:

Apologies for absence were received from

## 1. **Declarations of Interests**

There were no Declaration of Interests.

## 2. **Minutes**

Councillor Bell (Chair), asked if Members agreed that the Minutes of the Planning Committee (C) meeting held on 24<sup>th</sup> September 2015 were a true and accurate record. Members agreed.

## 3. **Changes to Agenda**

Councillor Bell (Chair) revised the order of business for the evening. The order was as follows:

1. Declarations of interest
2. Minutes
3. 1-3 Comet Street
4. 144 Old Bromley Road

The following applications were deferred for a future committee date:

167-169 Lewisham Road  
23 Mount Ash Road  
3a Eliot Park

## 5. **1-3 Comet Street, SE8**

The Planning Officer outlined the details of the case and also brought to Members attention that there had been a revision to the front elevation of the design. The new drawing showed a window in the front elevation.

It was also brought to Members attention that a daylight and sunlight report had been produced. The findings of the report were deemed to be acceptable.

Questions by Members followed this including discussions relating to how the building looks in its context, the shadowing impact on 1 Comet Place, the amount

of natural light the basements will receive, the size of the living space, refuse storage, the distance from the existing buildings to the proposed site and the depth of the rear gardens.

Councillor Bell (Chair) made a correction to the ward as New Cross, as it was stated on the agenda that the application fell within the Brockley Ward.

Further questions were raised by Members in regards to the objections within the committee report. These included concerns about overshadowing and overlooking. Additional concerns raised by Members included the roof height of the basement, the impact that the site could have on bringing other sites back into use and how the cycle stores will be accessed.

The committee received verbal representation from Peter O'Sullivan (agent) acting on behalf of the applicant. Mr O'Sullivan presented the scheme and responded to Members questions.

Questions and deliberation by Members followed, this included discussion surrounding the potential for graffiti walls, overlooking, refuse storage, the internal layout of the units, parking and unit numbers.

The committee received verbal representation from an objector, Nicholas Taylor. He expressed his satisfaction that the Construction Management Plan, Boundary Treatment, over-looking and over-shadowing had been tied up in conditions. He expressed his concern with the details of the facing materials and requested that consultation take place in regards to how these would be chosen. He put forward his view that pale brick and lighter materials be used. Councillor (Clarke) agreed with the view taken in regards to neighbour consultation on the materials to be used.

Following deliberation by Members, Councillor Paschoud moved a motion to accept the officer's recommendation. It was seconded by Councillor Dacres.

Members voted as follows:

FOR: Councillors Bell (Chair), Ogunbadewa (Vice-Chair), Clarke, Hilton, Hooks, Ibitson, Klier, Milne

RESOLVED: That planning permission be granted in respect of application No. DC/15/92227 subject to the conditions outlined in the report.

## **6. 144 Old Bromley Road, BR1**

The Planning officer outlined the details of the case. No questions were raised by Members.

The committee received verbal representation from Lee Turner (agent) acting on behalf of the applicant, who presented the scheme and responded to Members questions. Questions included consultation on the proposed scheme, noise from construction, design, over-looking, maintenance of gardens, drainage, massing of the building, refuse storage and cycle storage.

The committee received verbal representation from an objector, Michael Cheeseman. His concerns related to design, drainage and over-looking.

This was followed by questions from members regarding Conditions 17, 18 and 20 and their relevance to the application. Following this members raised concerns in relation to design and over-looking.

Further discussion and deliberation took place, which led Councillor Paschoud to move a motion to accept the officer's recommendation. This was subject to a condition that a drainage strategy be provided. It was seconded by Councillor Milne.

Members voted as follows:

FOR: Councillors Ogunbadewa (Vice - Chair), Hooks, Ibitson, Klier.

AGAINST: Councillors Clarke, Dacres, Hilton

ABSTAINED: Councillor Bell (Chair)

RESOLVED: That planning permission be granted in respect of application No. DC/14/89534, subject to the conditions outlined in the report and a condition requesting for a drainage strategy.

The meeting ended at 9:35pm      Chair  
5 November 2015