

# MINUTES OF THE PLANNING COMMITTEE C

Thursday, 17 March 2016 at 7.30 pm

PRESENT: Councillors Olurotimi Ogunbadewa (Vice-Chair), Brenda Dacres, Maja Hilton, Simon Hooks, Helen Klier and John Paschoud

ALSO PRESENT:

Apologies for absence were received from Councillor Paul Bell, Councillor Suzannah Clarke, Councillor Ami Ibitson and Councillor Jamie Milne

## 1. Declarations of Interests

There were no declarations of interest.

## 2. Minutes

The Minutes of the meeting of Planning Committee (C) held on 4 February 2016 were agreed by Members to be a true and accurate record. The minutes were signed by the Vice-Chair at the end of the meeting.

## 3. 34 Doggett Road, SE6

The Planning Officer Suzanne White outlined details of the proposal and addressed questions from Councillor Dacres, Hilton, Hooks, Klier and Paschoud regarding the size of the site's backyard, the impact of the proposal on sunlight, permitted development and party wall development.

The Committee received verbal representation from Andrew Williams, the applicant. Mr Williams gave an overview of the proposal, circulated photographs of the site among Members and addressed questions from Councillors Klier and Hilton regarding the proposed use of the property, the number of proposed bedrooms and management of tenants.

The Committee received verbal representation from Jenny Gault of 32 Doggett Road SE6, objecting to the proposal. Ms Gault raised concerns regarding the conduct of building workers, the unsympathetic nature of the proposal in relation to the Victorian streetscape, the detraction of families moving into the property in the future and the application's plans showing 6-7no. bedrooms.

The Planning Officer addressed further questions regarding permitted development and the regulations for party wall development.

At 8:00pm Councillor Dacres proposed the attachment of a condition regulating construction hours at the site.

Following deliberation by Members, Councillor Hilton moved a motion to accept the Officer's recommendation and grant planning permission, subject to the inclusion of a condition regulating construction deliveries and hours. It was seconded by Councillor John Paschoud.

Members voted as follows:

FOR: Councillor Hilton, Hooks, Klier, John Paschoud

AGAINST: Councillor Dacres

ABSTAINED: Councillor Ogunbadewa (Vice-Chair)

RESOLVED: That planning permission be granted in respect of application No. DC/15/094596 subject to the conditions outlined in the report and the inclusion of an additional condition regulating construction deliveries and hours.

#### 4. CONSTRUCTION DELIVERIES AND HOURS

No deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

No work shall take place on the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

**Reason:** In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

#### **4. Restaurant Unit, Bell Green Retail Park, SE26**

The Planning Officer Suzanne White outlined details of the proposal and proposed amended wording for Condition 9 (BREEAM) set out in the Officer's Report to reflect the approval of details under the condition on the previous day.

The Council received verbal representation from Terry Eagle, the applicant. Mr Eagle gave an overview of the proposal and addressed questions from Councillors Klier and Paschoud regarding the suitability of a 24/7 drive-thru in the location and whether sufficient market research had been carried out to justify the extended opening hours.

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

Members voted as follows:

FOR: Councillor Ogunbadewa (Vice-Chair), Dacres, Hilton, Hooks, Klier, John Paschoud

RESOLVED: That planning permission be granted in respect of application No. DC/15/094209 subject to the conditions outlined in the report.

## **5. 93 Drakefell Road, SE4**

The Planning Officer Suzanne White outlined details of the proposal and addressed questions from Councillors Dacres, Hilton, Hooks and Paschoud regarding whether the proposal can be viewed from Pendrell Road, the Council's policy stance on rear dormers, current lightwells on Drakefell Road and the comments received from the Conservation Officer.

The Committee received verbal representation from Richard Appleby, the applicant. Mr Appleby gave an overview of the proposal and addressed questions from Councillors Hilton and Hooks regarding the dialogue between the Telegraph Hill Society and the applicant and whether Pre-Application Planning Advice had been sought.

The Committee received verbal representation from Tamsin Bacchus of the Telegraph Hill Society, objecting to the proposal. Ms Bacchus raised concerns regarding the proposed rear dormer, front lightwell, use of zinc, and the proposal being contrary to DM Policies 31 and 36, and the Telegraph Hill Character Appraisal. Ms Bacchus addressed questions from Councillors Dacres, Hooks, Klier and Paschoud regarding the visibility of the proposal from an adjacent road, the difference between the streetscapes of the north and south sides of Drakefell Road and the issue of dampness affecting the structural integrity of the property.

Following deliberation by Members, Councillor John Paschoud moved a motion to accept the officer's recommendation and grant planning permission. It was seconded by Councillor Hilton.

Members voted as follows:

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

AGAINST: Councillor Klier

RESOLVED: That planning permission be granted in respect of application No. DC/15/94806 subject to the conditions outlined in the report.

## **6. Land Adjacent to Railway, Doggett Road, SE6**

The Planning Officer Suzanne White outlined details of the proposal and addressed questions from Councillors Dacres, Hilton, Klier and John Paschoud regarding the setback of the proposed top floor, amenity space, the reduced scope of matters for consideration in comparison to a full application based on the outline appeal decision, and the conditions imposed by the Inspectorate at appeal.

The Committee received verbal representation from Peter North (Milan Babic Architects), acting as agent on behalf of the applicant. Mr North gave an overview of the proposal and addressed questions from Councillors Dacres, Hilton, Klier and Paschoud regarding the size of the proposed commercial space, whether the scheme met the London Housing Design Guide Standards outlined in the London Plan, access to units and refuse storage.

The Committee received verbal representation from Paul Webb, objecting to the proposal on behalf of local residents. Mr Webb raised concerns regarding the overbearing nature of the scheme and the impact it would have on the amount of sunlight received by neighbouring properties.

The Planning Officer addressed further questions from Councillors Dacres, Hilton, Klier and John Paschoud regarding the scale and massing of the scheme, the height difference between the scheme and the terraced properties on Doggett Road, the distance between the proposal and the frontage of adjacent residential properties and the possibility of the scheme being less than four storeys in height.

Following deliberation by Members, Councillor John Paschoud moved a motion to accept the officer's recommendation and grant planning permission. It was seconded by Councillor Klier.

Members voted as follows:

FOR: Councillor Ogunbadewa (Vice-Chair), Dacres, Hilton, Hooks, Klier, John Paschoud

RESOLVED: That planning permission be granted in respect of application No. DC/15/93763 for reserved matters relating to appearance, landscaping and scale of the outline approval granted on appeal APP/C/5690/A/12/2182849 dated 7 May 2013, subject to the conditions outlined in the report.

## **7. Block D, Hatcham Park Mews, SE14**

The Planning Officer Suzanne White outlined details of the proposal, circulated an updated condition relating to cycle parking and addressed questions from Councillors

Dacres, Hilton and Paschoud regarding the impact of the proposal on the amenity of neighbouring properties and the proposed access for residents.

The Committee received verbal representation from Andy Puncher, acting as agent on behalf of the applicant. Mr Puncher gave an overview of the proposal. Councillor Dacres commended the applicant for further consulting with objectors to allay their concerns regarding the proposal.

Following deliberation by Members, Councillor John Paschoud moved a motion to accept the officer's recommendation and grant planning permission. It was seconded by Councillor Hooks.

Members voted as follows:

FOR: Councillor Ogunbadewa (Vice-Chair), Dacres, Hilton, Hooks, Klier, John Paschoud

RESOLVED: That planning permission be granted in respect of application No. DC/15/91333 subject to the conditions outlined in the report.

The meeting ended at 10:15pm. Chair

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