

# MINUTES OF THE PLANNING COMMITTEE B

Thursday, 26 April 2018 at 7.30 pm

PRESENT: Councillors Joani Reid (Chair), Olurotimi Ogunbadewa (Vice-Chair), Mark Ingleby, John Muldoon and Sophie McGeevor

ALSO PRESENT: Officers: Suzanne White – Planning Service, Paula Young - Legal Services, Alfie Williams - Planning Committee Co-ordinator.

Apologies for absence were received from Councillor Jim Mallory, Councillor Hilary Moore and Councillor Susan Wise

## 13. Declarations of Interests

There were no declarations of interests.

## 14. Minutes

The Minutes of the Planning Committee (B) meeting held on 15 March 2018 were agreed by members.

## 15. 53 CANONBIE ROAD, LONDON, SE23 3AQ

The meeting began at 19:30. Planning Manager Suzanne White outlined the details of the application to members and explained that the primary planning considerations for the application were design and impact on neighboring amenity. Councillor Ingleby asked whether the development involved any increase in massing. Suzanne White replied that there would be no increase in massing given that the terrace would be installed within the existing roof space.

The Committee then heard a verbal representation opposing the development from Mr. Maynard Firth representing the Tewkesbury Lodge Estate Residents' Association. Mr. Firth explained that a condition was imposed on the permission for the construction of the house restricting the use of the flat roofs to protect the amenity of neighboring properties. Mr. Firth then stated that the wording of the condition is ambiguous and does not refer to a specific flat roof.

Councillor Hilton asked how the roof terrace would permit overlooking. Mr. Firth replied that it would allow views of rear gardens and of Sydmons Court. Councillor Hilton stated that the side elevation shows that the roof terrace would be set forward of the rear making it difficult to overlook the gardens due to the distance and buildings obscuring the view. Mr. Firth then stated that the roof terrace would represent a departure from the character of the street.

Councillor McGeevor stated that she did not find the wording of the flat roof condition ambiguous. Councillor Muldoon asked whether a condition can be revised by a new planning permission. Paula Young confirmed that the permission would supersede the condition. Councillor Hilton explained that she could understand the concerns of some local residents but agreed with the officer

recommendation and moved to approve the application. The motion with seconded by Councillor Muldoon.

Members voted as follows:

FOR APPROVAL: Reid (Chair), Ogunbadewa (Vice Chair), Hilton, McGeevor, Ingleby & Muldoon

AGAINST: None

**Resolved:** That planning permission be approved in respect of application DC/18/105333.

## **16. 9-19 RUSHEY GREEN, LONDON, SE6 4AZ**

Planning Manager Suzanne White introduced the details of the application to members and noted that the massing had been reduced in the north-east corner to avoid an overbearing impact on properties within Meadowcroft Mews. Suzanne White explained that the consultation involved the display of two site notices and hand delivered letters to which no objections were received. It was noted that a contribution would be made to local employment training as the development would result in a loss of employment space. Suzanne White then gave an overview of the viability assessment and confirmed that the development would exceed the expected number of affordable units.

Councillor Muldoon confirmed that the application had resulted in no objections from the local ward councillors and stated that he welcomed the dispersal of the affordable units throughout the development. Councillor Muldoon then noted concerns regarding the disabled parking on Davenport Road. Suzanne White explained that the disabled spaces could be provided on the red route subject to TFL approval.

Councillor McGeevor noted that the condition states that residents would not have access to the CPZ permits but that in practice residents are often not aware of this condition. Suzanne White stated that an obligation would be added ensuring that the developers informed residents. Councillor Muldoon stated that in cases in which flats are sublet tenants are not always informed. Councillor Hilton criticized the number of 1 bedroom units but welcomed the design. Councillor Ingleby asked whether any comments had been received on Common Place as part of the Catford Town Centre Masterplan. Suzanne White explained that representation had to be made directly to the council.

The Committee then heard a verbal presentation from Richard Quelch and Dominic Chapman representing the agents for the application. Mr. Quelch outlined the pre-application process which included meetings with council officers and an evaluation from the Design Review Panel which informed the massing of the development. Mr Chapman explained that the three disabled parking spaces had originally been located within the courtyard but that the proposal was revised due to highway safety and space constraints. Mr Quelch stated that the studio units are larger than the national technical standards and explained that the studios were originally 1 bedroom units.

Councillor Hilton stated that the layout of the studio units looked like 1 bedroom units. Suzanne White responded that the development provides a good quality of accommodation. The chair then sought legal advice and clarification from Paula

Young regarding the Viability Report. Councillor McGeevor raised a concern that the affordable units would be restricted to the smaller flats. Suzanne White explained that the viability assessment was based on floor space.

Councillor Hilton commented on the layout of the residential units and welcomed the separation kitchens and living areas. Councillor Ingleby welcomed the number of cycle parking spaces and asked where the cycle parking would be located. Richard Quelch identified the two locations within the site. Councillor Hilton noted that some flats would be single aspect. Suzanne White responded many of the flats were dual aspect and that none of the units would be north facing.

Councillor McGeevor commented that Lewisham has a number of developments with vacant commercial units and asked whether the applicants have a marketing strategy. Dominic Chapman replied that the design of the commercial units would allow for subdivision and that the units would have flexible uses to appeal to a wider range of users. Richard Quelch confirmed that the applicant would be happy to agree to a marketing condition.

Councillor McGeevor stated that meanwhile uses should be considered to avoid vacant units. Councillor Hilton stated that voluntary organisations could be approached. Councillor Muldoon stated that historically it was more difficult to let shops on the eastern side of Rushey Green. Dominic Chapman responded that the existing Job Centre created a large block of non-retail uses and that therefore the development would assist in making the eastern side of the road more attractive to commercial organisations. Councillor McGeevor noted that it was regrettable that Rushey Green would lose the Job Centre.

Councillor Reid agreed that vacant commercial units are a concern within Lewisham but noted that it should not be left exclusively to developers to address the problem and emphasised that more needs to be done politically. Councillor McGeevor asked if the Marketing Strategy would have a clause that would allow community uses. Suzanne White noted that marketing would be secured as part of the Section 106 Agreement. Paula Young explained that the flexible uses allowed within the commercial unit does not include community uses.

Suzanne White stated that officers have responded to past experiences of the commercial units within previous developments. Officers now require a higher quality fit-out and allow a greater flexibility of uses. Councillor Reid stated that Councillors need to do more to make Lewisham more attractive to commercial uses. Paula Young noted that the minimum GIA of the affordable units and the approval of a marketing strategy would be added to the Section 106 Agreement in addition to an obligation to inform residents of the CPZ permit restrictions.

Councillor Ogunbadewa moved the motion to approve the application. The application was seconded by Councillor Ingleby.

Members voted as follows:

FOR APPROVAL: Reid (Chair), Ogunbadewa (Vice Chair), Hilton, McGeevor, Ingleby & Muldoon.

AGAINST: None

**Resolved:** That planning permission be approved in respect of application DC/17/101909 subject to the negotiation of the Section 106 Agreement.

**Meeting ended at 20:43**