

Decisions taken by the Planning Committee A on Thursday, 27 February 2020

Agenda Item No	Topic	Decision
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Part A – Items considered in public

<p>A3</p>	<p>Willow Tree Riding Establishment, Ronver Road, SE12 0NL</p>	<p>RESOLVED</p> <p>That it be noted that the Committee agreed to REFUSE planning permission for the for the demolition of the existing stables and the construction of new equestrian facilities to include stalls, a barn shelter, tack building, reception/office, and a perimeter track for riding, at Willow Tree Riding Establishment, Ronver Road, SE12, together with the use of the existing access onto Ronver Road and associated works the following reasons:</p> <ol style="list-style-type: none"> 1) The proposed development would give rise to materially larger buildings on Metropolitan Open Land (MOL) in a configuration that will result in an urbanising visual impact and harm the openness of the MOL, contrary to Policies 7.16 ‘Green Belt’ and 7.17 ‘Metropolitan Open Land’ of the London Plan (2016), Policy G3 ‘Metropolitan Open Land’ of the Draft London Plan (2019), Core Strategy Policy 12 ‘Open space and Environmental assets’ of the Core Strategy (2011) and paragraph 145 of the National Planning Policy Framework (NPPF) 2019. 2) The proposed tree removal and un-restricted grazing on the site would have a detrimental impact on the character and appearance of the site and would lead to a demise of trees which in turn detract from the TPO and MOL designations, contrary to Paragraph 170 of the National Planning Policy Framework (NPPF), Core Strategy Policy 12 ‘Open Space and Environmental Assets’ of the Core Strategy (2011) and DM Policy 25 ‘Landscaping and trees’ of the Development Management Local Plan (2014). 3) The proposed site layout is considered to be unacceptable in terms of pedestrian and highway safety; and insufficient information has been submitted to determine the impact of the proposal on the safety of the users of the highway network, contrary to Paragraph 109 of the National Planning Policy Framework (2019), Core Strategy Policy 14 Sustainable movement and transport (June 2011) and DM Policy 29 Car Parking of the
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		<p>Development Management Local Plan (November 2014).</p> <p>4) The proposed Tack Building and Store, by reason of scale and siting and lack of clarity about the trees along the boundary, is considered to be an overly dominant addition and unneighbourly form of development when viewed from No. 77 Ronver Road, resulting in harm to the residential amenities of No. 77 Ronver Road by way of a loss of outlook and increased sense of enclosure, contrary to Paragraph 127 of the National Planning Policy Framework (2019); Policy 7.6 'Architecture' of the London Plan (2016), Policy 15 High Quality Design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban Design and Local Character of the Development Management Local Plan (2014).</p>
A4	79 Deptford High Street, London, SE8 4AA	<p>RESOLVED</p> <p>That planning permission be GRANTED for the installation of a replacement shopfront and the display of non-illuminated fascia sign and non- illuminated projecting sign at 79 Deptford High Street SE8.</p> <p>Subject to Conditions and Informatives outlined in the report.</p>