

## STRATEGIC PLANNING COMMITTEE

Date of Meeting: **TUESDAY, 24 MARCH 2020 TIME 7.30 PM**

PLACE: **COMMITTEE ROOMS 1 & 2 - CIVIC SUITE**

Members of the Committee are summoned to attend this meeting:

**Membership  
Councillors:**

**John Paschoud (Chair)  
Leo Gibbons (Vice-Chair)  
Paul Bell  
Suzannah Clarke  
Tom Copley  
Liam Curran  
Olurotimi Ogunbadewa  
James-J Walsh  
Aisling Gallagher  
Kevin Bonavia**

The public are welcome to attend our committee meetings, however, occasionally committees may have to consider some business in private. Copies of reports can be made available in additional formats on request.

**Janet Senior  
Acting Chief Executive  
Lewisham Town Hall  
London SE6 4RU  
Date: Date Not Specified**

**For further information please contact:  
Committee Co-ordinator  
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Catford Road SE6 4RU**

**Telephone No:  
Email:**





	<b>Order Of Business</b>		
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Committee	STRATEGIC PLANNING COMMITTEE	
Report Title	DECLARATIONS OF INTERESTS	
Class	PART 1	Date: 24 March 2020

### **Declaration of interests**

Members are asked to declare any personal interest they have in any item on the agenda.

### **Personal interests**

There are two types of personal interest :-

- (a) an interest which you must enter in the Register of Members' Interests\*
- (b) an interest where the wellbeing or financial position of you, (or a "relevant person") is likely to be affected by a matter more than it would affect the majority of inhabitants of the ward or electoral division affected by the decision.

\*Full details of registerable interests appear on the Council's website.

("Relevant" person includes you, a member of your family, a close associate, and their employer, a firm in which they are a partner, a company where they are a director, any body in which they have securities with a nominal value of £25,000 and (i) any body of which they are a member, or in a position of general control or management to which they were appointed or nominated by the Council, and (ii) any body exercising functions of a public nature, or directed to charitable purposes or one of whose principal purpose includes the influence of public opinion or policy, including any trade union or political party) where they hold a position of general management or control

If you have a personal interest you must declare the nature and extent of it before the matter is discussed or as soon as it becomes apparent, except in limited circumstances. Even if the interest is in the Register of Interests, you must declare it in meetings where matters relating to it are under discussion, unless an exemption applies.

### **Exemptions to the need to declare personal interest to the meeting**

You do not need to declare a personal interest where it arises solely from membership of, or position of control or management on:

- (a) any other body to which you were appointed or nominated by the Council
- (b) any other body exercising functions of a public nature.

In these exceptional cases, unless your interest is also prejudicial, you only need to declare your interest if and when you speak on the matter .

### **Sensitive information**

If the entry of a personal interest in the Register of Interests would lead to the disclosure of information whose availability for inspection creates or is likely to create a serious risk of violence to you or a person living with you, the interest need not be

entered in the Register of Interests, provided the Monitoring Officer accepts that the information is sensitive. Where this is the case, if such an interest arises at a meeting, it must be declared but you need not disclose the sensitive information.

### **Prejudicial interests**

Your personal interest will also be prejudicial if all of the following conditions are met:

- (a) it does not fall into an exempt category (see below)
- (b) the matter affects either your financial interests or relates to regulatory matters
  - the determining of any consent, approval, licence, permission or registration
- (c) a member of the public who knows the relevant facts would reasonably think your personal interest so significant that it is likely to prejudice your judgement of the public interest.

### **Categories exempt from being prejudicial interest**

- (a) Housing – holding a tenancy or lease with the Council unless the matter relates to your particular tenancy or lease; (subject to arrears exception)
- (b) School meals, school transport and travelling expenses; if you are a parent or guardian of a child in full time education, or a school governor unless the matter relates particularly to the school your child attends or of which you are a governor;
- (c) Statutory sick pay; if you are in receipt
- (d) Allowances, payment or indemnity for members
- (e) Ceremonial honours for members
- (f) Setting Council Tax or precept (subject to arrears exception)

### **Effect of having a prejudicial interest**

If your personal interest is also prejudicial, you must not speak on the matter. Subject to the exception below, you must leave the room when it is being discussed and not seek to influence the decision improperly in any way.

### **Exception**

The exception to this general rule applies to allow a member to act as a community advocate notwithstanding the existence of a prejudicial interest. It only applies where members of the public also have a right to attend to make representation, give evidence or answer questions about the matter. Where this is the case, the member with a prejudicial interest may also attend the meeting for that purpose. However the member must still declare the prejudicial interest, and must leave the room once they have finished making representations, or when the meeting decides they have finished, if that is earlier. The member cannot vote on the matter, nor remain in the public gallery to observe the vote.

### **Prejudicial interests and overview and scrutiny**

In addition, members also have a prejudicial interest in any matter before an Overview and Scrutiny body where the business relates to a decision by the Executive or by a committee or sub committee of the Council if at the time the decision was made the member was on the Executive/Council committee or sub-committee and was present when the decision was taken. In short, members are not allowed to scrutinise decisions to which they were party.

<b>Committee</b>	STRATEGIC PLANNING COMMITTEE	
<b>Report Title</b>	Minutes	
<b>Ward</b>		
<b>Contributors</b>	Chief Executive (Senior Committee Manager)	
<b>Class</b>	Part 1	Date 24 March 2020

### MINUTES

To approve the Minutes of the meetings of the Strategic Planning Committee held on 30 January 2020 and 13 February 2020.

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# MINUTES OF THE STRATEGIC PLANNING COMMITTEE

Thursday, 30 January 2020 at 7.30 pm

PRESENT: Councillors John Paschoud (Chair), Leo Gibbons (Vice-Chair), Paul Bell, Suzannah Clarke, Tom Copley, Olurotimi Ogunbadewa and James-J Walsh

Under Standing Orders:

Councillors of Evelyn Ward: Councillors Caroline Kalu, Silvana Kelleher and Lionel Openshaw

ALSO PRESENT:

Senior Group Manager, Senior Planning Team Leader, Planning Officer, Senior Lawyer, and Senior Committee Manager

Apologies for absence were received from Councillor Liam Curran and Councillor Aisling Gallagher

## 1. **Declarations of Interests**

Councillor Tom Copley declared a personal interest as a Member of the Greater London Authority (GLA). It was noted that GLA officials issued comments on the application.

## 2. **Minutes**

The meeting noted an amendment by the Chair, Councillor John Paschoud, that interested parties would each, for the particular application, be allowed 20 minutes, not 5 minutes as stated in the Minutes, to address the Committee.

RESOLVED: That the Minutes of the meeting held on 3 September 2019 be confirmed as a correct record pending the amendment, and to send the amended version to the Chair for signing.

## 3. **Scott House, 185 Grove Street, London, SE8 3SH**

The Senior Planning Officer gave an illustrative presentation of the report, recommending to the Committee to agree the recommendations therein. It was confirmed that an addendum report with corrections to the main report at paragraph 29 was published in a supplementary agenda.

The Panel noted the report and the supplementary to it, together a document of objections circulated to Members after the main agenda was published. It was recognised that the application site comprised of Scott House, the host building, which existed as a non-designated heritage asset.

In response to questions raised, the Officer advised the Committee that although the level of affordable housing fell short of the 50% target in Core Strategy Policy 1, the Financial Viability Assessment (FVA) submitted by the applicant was endorsed by the Council's independent assessor to be the maximum reasonable amount of affordable housing that can be delivered at this time. Thus, affordable housing provision of 27.59% affordable housing with a 50/50 split between London Affordable Rent and London Living Rent the maximum that could possibly be delivered on the proposed site. In addition, early and late review mechanisms would be in place to ensure that significant changes to the current financial viability outcome are captured and adjusted in a timely fashion.

Continuing with his response, the Officer clarified that the proposed affordable housing would not be sub-standard in delivery when compared to those developed for private sales. It was stated that the affordable units would be 'tenure blind', with access via the same residential core. Furthermore, all residents would have equal lift access from the same lobby and entrance area, and the café and ground floor level. The Committee was advised that there would also communal outdoor spaces and cycle core at basement level to be used by all residents.

In light of further enquires, the Officer advised the Committee that the host building is afforded no statutory protection or Article 4 Direction. The proposed commercial space would have strong street frontage onto Oxestalls Road and Grove Street. It was confirmed that the retention of the frontage of the host building will help protect and enhance the Borough's character and the street scene through appropriate high-quality design. Thus, the retention of the most visible front elevations was considered an acceptable approach in an area of tall buildings and higher density.

Also clarified by the Officer was that doorstep play provided on-site for under 5s would be accessible to all residents and users of the café as an intuitive and integrated area of play within the formal landscape setting. It was stated that public open spaces close to the application site had been identified as access play areas for older children.

Further clarification by the Officer was that wind speeds would be mitigated by the massing of the building and the presence of proposed landscaping, and trees at street level.

The meeting also noted representation by an architect and planning consultants on behalf of the applicant. The representatives spoke in favour of the application, and suggested to the Committee to agree the recommendation in the report.

Responses to questions by the representatives in relation to affordable housing provision, height, scale and bulk, access and residential amenities were noted by the Committee.

Councillors Caroline Kalu, Silvana Kelleher and Lionel Openshaw also made representations on behalf of Evelyn Ward residents, advising that they were not opposed to the development of Scott House. The Councillor stated that they were opposed to the fact that the proposal had not been presented as part of the wider planned development in the immediate area, and in light of potential cumulative

impacts. The Councillors asked that it should also be noted that Evelyn Ward residents were universally opposed to the proposal.

The meeting also received objections by representatives on behalf of nearby residents, residents of the Pepys Estate and the Deptford Society.

The Committee noted concerns expressed by the objectors about the impact of the proposed development on the character of the wider Pepys Estate and those living close to it. It was the view of the objectors that the scale of development and quality of design were excessive, that the proposal would impact adversely on the special architectural character of Scott House. Concerns relating to the loss of daylight and sunlight to nearby properties were also noted by the Committee, including views of insufficient public open spaces on site, and the impact on local services and infrastructure. Issues relating to overshadowing, the need for adequate sunlight and pedestrianised pathways, the impact on the adjacent youth and sport club were also noted by the Committee, including views about insufficient affordable housing and affordability of affordable housing.

Members discussed the issues raised by the objectors and representatives on behalf of the applicant. In light of a concern, the Service Group Manager advised the Committee that the PTAL rating was considered acceptable. The applicant was not expected to make contributions outside the scope of the application but had taken steps to mitigate against potential traffic congestion through financial support for an additional bus route in the area.

Members unanimously consented to a request by the Chair, Councillor John Paschoud at 10.00pm to suspend Standing Orders

Continuing with their discussion on submissions made at the meeting, Councillor Leo Gibbons proposed a refusal to the recommendations in the report.

Councillor Walsh suggested that legal guidance was required in a closed-session setting on matters relating to the sustainability of the reasons for refusal informed by Councillor Leo Gibbons. Members presented consented, and the Chair gave the direction. Members left the meeting room at 10.07pm.

Members resumed from the closed-session at 10.37pm.

Councillor Leo Gibbons proposed a refusal of the application on the basis that the design and quality of the proposed development were contrary to the local policy. The motion was seconded by Councillor Paul Bell and voted upon, with a result of 4 against, and 3 in favour of the proposal to refuse the planning application.

The meeting noted an alternative proposal by Councillor James-J Walsh with the following amendments that subject to referring the application to the Greater London Authority, to:

- Amend condition 30 to require details of wind mitigation measures to all landscaped areas of the development and the adjacent courtyard of Plot 6 Deptford Timberyard to be submitted and approved by the LPA prior to above ground works.

- Add a condition to ensure that all lifts within the building provide access to all floors within the building in perpetuity.
- Add a condition requiring that full details of physical measures to be installed to limit access to the proposed outdoor playspace to occupiers of the proposed development [and their guests.

The motion by Councillor Walsh was seconded by Councillor Olurotimi Ogunbadewa and voted, with a result of 3 against and 4 in favour proposal.

The Committee

RESOLVED –

That it be agreed to approve Recommendations A and B under paragraphs 13 and 14 on page 75 of the agenda, subject to the following amendments:-

- i. Add details to Condition 30 to include wind mitigation measures to **all** landscaped areas of the development and the adjacent courtyard of Plot 6 Deptford Timberyard to be submitted and approved by the LPA prior to above ground works.
- ii. Add a condition to ensure that all lifts within the building provide access to all floors within the building in perpetuity.
- iii. Add a condition requiring that full details of physical measures to be installed to limit access to the proposed outdoor playspace to occupiers of the proposed development, and their guests.

The meeting closed at 10:41pm

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Chair

# MINUTES OF THE STRATEGIC PLANNING COMMITTEE

Thursday, 13 February 2020 at 7.30 pm

PRESENT: Councillors John Paschoud (Chair), Paul Bell, Suzannah Clarke, Liam Curran, Olurotimi Ogunbadewa and James-J Walsh

ALSO PRESENT: Service Group Planning Manager, Senior Planning Lawyer, Senior Conservation Officer, Development Management Planning Team Leader – North Area, Planning Officer, and Senior Committee Manager.

Apologies for absence were received from Councillor Leo Gibbons, Councillor Tom Copley and Councillor Aisling Gallagher.

At the start of the meeting, the Chair, Councillor John Paschoud announced the procedure for considering the planning application. It was stated that after presentation by officers, representative(s) of objectors and the applicant would be given 5 minutes each.

## 1. **Declarations of Interests**

The Chair, Councillor John Paschoud, advised that he was acquainted with the applicant for attending the same school but he had not seen him since then. In addition to that, the Chair, and all Members present at the meeting advised that they were acquainted with one of the main named objectors to the application, who was a former Chief Executive of the Council.

## 2. **13 Dartmouth Row, London, SE10 8AW**

The Committee received a presentation by the Planning Officer. It was clarified that reference to “7 Dartmouth Grove” under paragraph 73 of the report was in error, and should read “7 Dartmouth Row”.

With an agreement by the Chair, Councillor John Paschoud, the Committee received a document circulated at the meeting by an objector to the application.

The meeting moved to closed session at 8.55pm to discuss whether there were sustainable reasons for refusal and if so, how those reasons might look.

The meeting resumed at 9.09pm.

A motion to refuse the application was made by Councillor Susannah Clarke and seconded by Councillor Paul Bell.

The proposed reasons for refusal were as follows:

“That the proposed single storey extension of the roof terrace would be, by virtue of its scale, siting, design and material, represent incongruous and unsympathetic addition to the host building and street scene, which would fail to retain and enhance the character or appearance of the non-designated heritage asset, contrary to policy DMP37 of the development management local plan and would fail to preserve or enhance the character, or appearance of the conservation area contrary to policy DMP30, DMP31, DMP36 of the Development Management Local Plan, and the Alterations and Extensions Supplementary Planning document”.

Councillor Curran spoke against the motion for the reasons as set out in paragraphs 159-164 of the report. Councillor Curran considered that the noise issue had been satisfactorily address, and that the proportions properly worked out. A vote was taken, and being tied 3/3, the Chair used his casting vote to reject the motion proposed by Councillor Clarke.

Councillor Curran then proposed a motion to accept the Officer's recommendation as set out in the report. The motion was seconded by Councillor Olurotimi Ogunbadewa. The vote was tied 3/3 and the Chair used his casting vote to approve the motion proposed by Councillor Curran.

RESOLVED - That planning permission be granted subject to the conditions and informatives outlined in the report.

The meeting closed at 9.19pm

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Chair