

MINUTES OF THE PLANNING COMMITTEE C

Thursday, 19 September 2019 at 7.30 pm

PRESENT: Councillors

ALSO PRESENT:

Apologies for absence were received from

1. Declarations of Interests

2. Minutes

3. 9 Thakham Close

The Planning Officer gave an illustrative presentation recommending the grant of full planning permission for the construction of a three storey, three bedroom single family dwelling house to the side of 9 Thakeham Close, SE26, together with the provision of bicycle and refuse storage associated landscaping, subject to the conditions and informatives outlined in the report.

The committee noted the report and that the main planning considerations in relation to the application were:

- Principle of Development
- Housing and Standard of Accommodation
- Design
- Transport
- Impact on Adjoining Properties
- Sustainable Development

In response to a member enquiry, the Officer confirmed that a condition would be added for the provision of a refuse store for No. 9

Thakeham Close. He also advised that a condition existed for a ground investigation to be carried out in relation to subsidence concerns. The Officer advised the Committee that a condition would be put in place to ensure that appropriate materials would be used during the construction of the site that would not result in an incongruous appearance.

In response to questions raised regarding the impact of sunlight and daylight to the property, the DMTL stated that the main impact would be the blocking up of the existing side elevation windows to No.9 (ground) and No.8 (first & second floor). The DMTL advised the Committee that the side elevation windows that would be affected were all secondary windows to the rooms they served, therefore the affected rooms would all still receive adequate and policy compliant levels of outlook and natural light.

The applicant, Mr David Lawton addressed the committee stating that the proposed dwelling would integrate with the surroundings, while retaining an

appropriate level of subservience necessary to distinguish the proposal from the rest of the terrace. The loss of openness was balanced against the high quality design and standard of accommodation proposed. The applicant acknowledged the objections made on the grounds of parking and confirmed that the developer had demonstrated through parking surveys that there was parking capacity. The applicant advised there would be cycle storage provision. Following enquiries relating to subsidence, the applicant stated building controls would monitor this. The applicant also advised their architect had conducted a desktop daylight modelling survey which showed there would be no adverse effects to neighbouring properties.

A resident, Mr Dominic Canty also addressed the Committee, advising that he was representing the residents of Thakeham Close. Residents were opposed to the proposal because of the following concerns:

- Interruption to the uniform appearance and symmetry of design. Glazing of a different design to existing.
- Pressure on parking already exists due to school. Congestion particularly acute at weekends.
- Appearance of application site is out of keeping with existing buildings.
- Subsidence.

The resident requested legal assurance that compensation would be provided if neighbouring properties suffered subsidence in the future due to this development. The Committee considered the submissions made at the meeting, and

Resolved ---

That full planning permission be GRANTED for the construction of a three storey, three bedroom single family dwelling house to the side of 9 Thakeham Close, SE26, together with the provision of bicycle and refuse storage associated landscaping works.

Subject to Conditions and Informatives outlined in the report, and additional condition requiring the erection of bin storage for adjoining occupiers.

4. 11 Havelock Walk

The DMTL gave an illustrative presentation recommending the grant of full planning permission for the demolition of existing building, construction of 3 storey building containing 4 commercial studio spaces (Use Class B1) on the ground floor and 4 residential units (Use Class C3) above, a roof terrace at top floor level and associated bin and cycle storage at 11 Havelock Walk, SE23.

The committee noted the report and that the main planning considerations in relation to the application were:

- Principle of Development
- Housing
- Mix use employment
- Urban Design
- Impact on Adjoining Properties
- Transport

- Sustainable Development

Following members' enquiries, the Officer provided clarification regarding the Controlled Parking Zone, confirming the development would be a car free zone. The Officer also advised that there was no policy requirement to provide live/work units in the Local Plan or the London Plan in this location. There was evidence that a number of live/work units had recently been converted into purely residential dwellings. The current proposal was not for live/work units, officers were satisfied that the negligible loss of employment space to facilitate access would be acceptable in principle. The commercial part of the development would be on the ground floor and be divided into four areas, with four separate residential units above. The residential element of the proposal would provide four, 1 bedroom 2 person units.

The Officer clarified that the roof terrace would be used by 4 separate residences, noting the use of roof areas for additional amenity or garden space was encouraged. Private open space is highly valued and should be provided in all new housing developments. Where site constraints make it impossible to provide open space for all dwellings, a proportion of dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement.

The agent, Ms Patricia Hickey and the applicant, Ms Vanessa Vanier also addressed the Committee, describing the building process, and the extensive application consultation undertaken with the council. The agent concluded that the applicant had taken all required steps to address objections raised to the site application.

A resident, Mr Simon Dickens addressed the Committee advising he represented the views of the immediate neighbours to the application site. The resident presented objections relating to: amenity, overlooking and privacy, sunlight and daylight, scale and mass, the roof terrace, increase in car parking requirements and materials used. The resident also queried whether enough time had been available between the receipt and review of objections by the Committee. The DMTL advised that feedback to the objections was provided in the Addendum to the report.

The Committee considered the submissions made at the meeting, and

Resolved ---

That full planning permission be GRANTED for the demolition of existing building, construction of 3 storey building containing 4 commercial studio spaces (Use Class B1) on the ground floor and 4 residential units (Use Class C3) above, a roof terrace at top floor level and associated bin and cycle storage at 11 Havelock Walk, SE23.

Subject to Conditions and Informatives outlined in the report, and additional conditions outlined in the Addendum report.as follows:

- Condition 10 --- Stairwell Privacy Screening and
- Condition 11 --- Obscure Glazing --- Flat 1

5. 121 Burnt Ash Road

The Planning Officer gave an illustrative presentation recommending the grant of full planning permission for the change of use of 121 Burnt Ash Road SE12 from Use Class A1 retail unit to Use Class D1 Dental Practice.

The committee noted the report and that the main planning considerations in relation to the application were:

- Principle of Development
- Urban Design and conservation
- Transport

Following members enquiries, the Officer confirmed that the submission indicated the intention to provide signage on the shop front, and as such an informative would be added advising the applicant that any signage that would not accord with the parameters of Class 5 of Town and Country Planning (Control of Advertisements) Regulations 2007 for advertisements on business premises would require an application for advertisement consent. The DMTL assured the Committee that a condition would be added restricting the use of the unit to medical facilities because the D1 use class is broad and contains a number of uses that would be inappropriate in this location (given the proximity to residential accommodation above).

The agent for the applicant, Pars Dental addressed the Committee, describing the proposed changes to the application site. The applicant also advised the Committee of the services and employment opportunities that would be provided to the community.

The owner of the existing dental practice, Dr Raj Raajanathan addressed the Committee with objections that related to competition and parking stress.

Following the owner's address and a member enquiry, the Officer confirmed that the impact on the existing dental practice located in Lee, is not a material planning consideration given that medical facilities are not afforded policy protection from competition.

Councillor Mallory addressed the Committee representing his Ward, Lee Green speaking in favour of the application.

The Committee considered the submissions made at the meeting, and

Resolved ---

That full planning permission be GRANTED for the change of use of 121 Burnt Ash Road SE12 from Use Class A1 retail unit to Use Class D1 Dental Practice to provide:

- Two treatment rooms, one x-ray room, one disabled access toilet, a reception, a decontamination room and a staff room.

Subject to Conditions and Informatives outlined in the report.

6. 1-49 Greystead Road

The Senior Planning Officer gave an illustrative presentation recommending the grant of full planning permission for the installation of a replacement 5 metre high stub tower and 3No. antennas with a 7.5 metre high stub lattice tower on the Roof Level 1-49 Greystead Road SE23, together with 12No. antennas, the relocation of

2No. existing 0.6 metre diameter dishes to be located on the new tower, the installation of 8No. equipment cabinets located on the rooftop and ancillary development.

The committee noted the report and that the main planning considerations in relation to the application were:

- Principle of Development
- Urban Design
- Impact on Living Conditions of Neighbours

At the end of the presentation, the Chair invited questions.

In response to a member inquiry the DMTL confirmed that the increase in massing can be accommodated to the roof level without any discernible or harmful impact beyond the existing arrangement.

The Chair then called the applicant, MBNL on behalf of EE Limited and H3G UK Limited, and any objections. The applicant was not present, and no one came forward to object.

The Committee considered the submissions made at the meeting, and

Resolved ---

That full planning permission be GRANTED for the installation of a replacement 5 metre high stub tower and 3No. antennas with a 7.5 metre high stub lattice tower on the Roof Level 1-49 Greystead Road SE23, together with 12No. antennas, the relocation of 2No. existing 0.6 metre diameter dishes to be located on the new tower, the installation of 8 No. equipment cabinets located on the rooftop and ancillary development.

Subject to Conditions and Informatives outlined in the report.

The meeting closed at 9.15 pm.