

MINUTES OF THE PLANNING COMMITTEE C

Thursday, 20 May 2021 at 7.30 pm

PRESENT: Councillors Olurotimi Ogunbadewa (Chair), Peter Bernards, Suzannah Clarke, Mark Ingleby, Louise Krupski, Paul Maslin and James Rathbone

ALSO PRESENT:

Apologies for absence were received from Councillor Stephen Penfold, Councillor Silvana Kelleher and Councillor Jacq Paschoud

1. Declarations of Interests

None received.

2. Minutes

RESOLVED that the minutes of the Planning Committee C meeting held on 18 February 2021, be agreed and signed as a correct record.

3. Unit 4a, Ashby Mews, London, SE4 1TF

The Planning Officer, gave an illustrative presentation recommending the grant of planning permission for the demolition of the existing garage building at Unit 4a, Ashby Mews (land at the rear of 93 Upper Brockley Road) and redevelopment of the site including excavation works to provide:

- Two-storey live/work unit (Sui Generis Use) together with all necessary associated works. [Revised description]

The Committee noted the report and that the main issues were:

- Principle of proposed development
- Employment
- Housing
- Urban Design
- Heritage assets
- Trees
- Transport
- Impact on Adjoining Properties

Afterwards, members' questions related to live/work units and the inclusion of a green roof.

The Officer provided clarification regarding the uses permitted, for the live/work units, as outlined in the officer report.

It was confirmed by the Officer, there would be no green roof. But there would be solar panels.

The applicant attended the meeting, but did not address the Committee.
A member's question put to the applicant related to design.
The applicant confirmed the cladding would be a natural material.
No representatives attended the Committee meeting, to speak for or against the application.

The Committee considered the submissions made at the meeting, and

RESOLVED – unanimously

That it be noted that the Committee agreed to:

GRANT planning permission for the demolition of the existing garage building at Unit 4a, Ashby Mews (land at the rear of 93 Upper Brockley Road) and redevelopment of the site including excavation works to provide two-storey live/work unit (Sui Generis Use) together with all necessary associated works.
[Revised description]

Subject to conditions and informatics outlined in the report.

4. 38 Ravensbourne Road

The Planning Officer, gave an illustrative presentation recommending the grant of planning permission for an application submitted under section 73 of the Town and Country Planning Act 1990 in order to allow for variation of Condition 2 in connection with DC/19/112710 dated 04/09/2020 for the construction of a two storey, two bedroom dwelling house on land to the rear of 38 Ravensbourne Road SE6, together with associated landscaping refuse and cycle parking

The Committee noted the report.

Afterwards, members' questions related to the definition of 'dwelling house', as referenced in the officer report,

The Officer provided further clarification regarding the definition of 'dwelling house', as outlined in the officer report and confirmed the development would be a 'self-contained detached house'.

The applicant answered questions from the Committee. The questions related to the application process, solar panels and the mention of a car electrical charge point.

The applicant confirmed a prior application for the development, had been approved. However, after noting objections from neighbours, the applicant amended and resubmitted the application to the local authority.

It was confirmed by the applicant that he had elected to remove the solar panels. The applicant stated the reference to a car electrical charge point, was to provide an example of the wiring required for the development.

A representative addressed the Committee, on behalf of local residents advising that residents were opposed to the proposal, due to concerns regarding overcrowding, external amenities, gardens, the pavement outside the development, traffic, privacy, design and trees.

The representative was advised by a Member that only the amended application would be considered. The representative was asked to identify concerns, directly relevant to the amended application under consideration.

The representative advised the Committee of three addresses near to the development, that they felt would be most affected by the application.

The following questions from members related to compliance, communal space and solar panels.

The Officer confirmed the amended application was compliant with the London Plan.

The applicant provided clarification regarding the development's private amenity space and reiterated that after consultation with neighbours, concerns raised were noted and an amended application was resubmitted to the local authority.

The Officer confirmed the size of the communal space would remain the same.

The Team Leader advised the inclusion of solar panels on the development were not a policy requirement. However, an informative could be included in the legal agreement made with the applicant.

The Committee considered the submissions made at the meeting, and

RESOLVED – unanimously

That it be noted that the Committee agreed to:

GRANT planning permission for an application submitted under section 73 of the Town and Country Planning Act 1990 in order to allow for variation of Condition 2 in connection with DC/19/112710 dated 04/09/2020 for the construction of a two storey, two bedroom dwelling house on land to the rear of 38 Ravensbourne Road SE6, together with associated landscaping refuse and cycle parking

Subject to conditions and informatics outlined in the report and,

- An Informative be added to encourage the developer to re-instate the solar panels approved with DC/19/112710, with the final wording delegated to officers and the agreed with the Chair.

Subject to conditions and informatics outlined in the report.

5. 144 Forest Hill Road, SE23 3QR

The Planning Officer, gave an illustrative presentation recommending the grant of planning permission for alterations and conversion of existing dwelling house at 144 Forest Hill Road SE23, together with the construction of a two storey plus roof space extension at the side incorporating a roof terrace to provide:

- 6 self-contained flats (2 x 1, 3 x 2 and 1 x 3) with private amenity space, landscaping, cycle and bin storage and associated works.

The Committee noted the report.

The following members' question related to the external space,

The Officer referred to their presentation and provided further clarification of external space as outlined in the officer report.

The applicant addressed the Committee, advising that the application site was compliant with the local authority's planning policy. Members were advised the proposed conversion would prevent 'substandard' housing. The applicant described the development noting the proposed units were 'better quality', with direct access to external amenities. The features of the development would be 'reinterpreted' into a contemporary design. The Committee were advised that officers consulted, felt it was a 'high quality design'. The applicant stated that it was felt objectors were adverse to a change in the 'status quo'.

The enquiries from members that followed, related to design, plans and materials used.

The applicant reiterated the features of the development would be reinterpreted in a contemporary way and would not be a pastiche.

The Team Leader noted the requests from members for improved plans and sample materials, to be included in Planning Committee meetings going forwarded.

Clarification was also provided by the Team Leader regarding the planning officers' role, in ensuring applications met the criteria as set out in planning policy. A resident addressed the Committee with concerns regarding privacy overlooking and noise.

Afterwards, the Chair requested further clarification regarding the officer report definition of 'single family dwelling'.

The Officer provided further clarification, advising there was no conflict with DM Policy 3.

Enquiries from members related to privacy, noise and legal advice sought regarding DM Policy 3.

The Officer confirmed that a condition regarding privacy screening to the roof terrace of the existing building, could be included.

It was also confirmed by the Officer that a condition regarding acoustic insulation between the approved units and No 146 Forrest Hill Road could be agreed.

The Legal Representative provided advice regarding DM Policy 3, reiterating the advice of the Officer: that there was no conflict.

During the course of the meeting several members emphasised their concerns regarding overlooking, privacy and noise. A member raised concern regarding the officer's interpretation of DM Policy 3 in relation to the application under consideration. The Legal Representatives advice was reiterated and supported by the Team Leader. A member advised that if members of the Committee were concerned about legal advice provided, the matter should be addressed to the local authority's CEO. A briefing on DM Policy 3 was offered to members by the Team Leader and was welcomed by members.

Members voted on the recommendation in the report with a result of 5 in favour of the proposal and 2 against. It was

RESOLVED

That it be noted that the Committee agreed to:

GRANT planning permission for GRANT planning permission for alterations and conversion of existing dwelling house at 144 Forest Hill Road SE23, together with the construction of a two storey plus roof space extension at the side incorporating

a roof terrace to provide 6 self-contained flats (2 x 1, 3 x 2 and 1 x 3) with private amenity space, landscaping, cycle and bin storage and associated works.

Subject to conditions and informatics outlined in the report and,

- A condition be added to the Planning Decision Notice addressing privacy screening to the roof terrace of the existing building, with the wording of the condition delegated to Officers and agreed with the Chair before the issue of decision.
- A condition be added to the Planning Decision Notice addressing acoustic insulation between the approved units and No 146 Forrest Hill Road with the wording of the condition delegated to Officers and agreed with the Chair before the issue of decision.

6. 17 Minard Road, SE6 1NS - THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

The item was removed from the Agenda.

The meeting closed at 9.21 pm