

MINUTES OF THE STRATEGIC PLANNING COMMITTEE

Thursday, 28 April 2022 at 7.30 pm

PRESENT: Councillors John Paschoud (Chair), Leo Gibbons (Vice-Chair), Kevin Bonavia, Aisling Gallagher, Olurotimi Ogunbadewa, Rachel Onikosi, Stephen Penfold and James-J Walsh

ALSO PRESENT:

Apologies for absence were received from Councillor Andre Bourne and Councillor Suzannah Clarke

1. **Declarations of Interests**

Councillor Ogunbadewa declared an interest as a lay-minister in Catholic Church

2. **Minutes**

The Minutes of 27th January 2022 were agreed as an accurate record.

3. **Our Lady and St Philip Neri RC Primary School, Sydenham Road, SE26 5SE - DC/22/125634**

The Planning Officer, gave an illustrative presentation recommending the grant of planning permission for the application submitted under Section 73 of the Town and Country Planning Act 1900 (as amended) for the variation of Conditions 2 (Approved Plans), 8 (External Materials) and 14 (Travel Plan) in connection with a planning permission dated 7th October 2016 DC/16/096041 (as amended) at Our Lady and St Philip Neri Primary School, 208 Sydenham Road SE26 proposing:

The removal of existing cladding and the installation of terracotta exterior building cladding, installation of a brick plinth, installation of window reveals and window frame colouration, roof profile alterations, removal of associated grills and vents and replacement with air bricks, landscaping improvements and travel planning details.

The Planning Officer drew attention to the addendum published on 26 April 2022 which provided a correction to the report in respect of the proposed green roof. Further to this, she added that as well as an email that had been circulated to Members of the Committee objecting to application, and there had been an additional comment in support of the application received after

the report was published, however no new material considerations were included in either of the documents.

The key planning considerations were Application Type and Scope of Application; Urban Design; Impact on Neighbouring Amenity; Transport and Highways; and Sustainable Development.

Members had no questions for the officer. The Committee noted the report.

The agent and the architect for the application gave a presentation. The agent discussed aiming to complete the construction by the autumn term, but if longer, would not impact the pupils learning. He also stated that the new team has worked collaboratively with the Council to ensure that the same mistakes would not occur as last time, should the application be approved.

The architect then shared that their team have experience in cladding and education projects and described the work to be done. He stated that the current cladding lacked depth and resulted in a building that appears very flat and monolithic and that the work will improve the exterior of the building.

Members asked, regarding the expressed concern about the durability and maintenance of the existing windows, how the architects are ensuring that the maintenance will be carried out for as long as the building lasts. The architect responded that they are confident they have found the best painted solution after many tests and methods, which has a life expectancy of 15 years for doors and 25 years for windows. A required maintenance work would be put in place where necessary.

It was also asked by Members, what the view of stakeholders was regarding the project. The architect responded that feedback was taken on board from a stakeholder engagement meeting as well as from local Councillors and residents and that changes to the plans and application were made from this, although it would be a challenge to please all who engaged.

Members also asked if there was a plan to ensure that the same mistakes from the last application and project would not occur again. The agent and architect responded that all objections and issues raised had been thoroughly considered and that with a different team, project manager, appointed fire engineers and a clerk of works, there will be ongoing supervision of the project and management grip. Members stated that there was an impression in the local community that the applicant had been treated inappropriately by the Council, however the Chair noted this was not a material planning consideration.

The objector gave a presentation. They discussed the following matters- prior mismanagements; noise exposure and disruption and dust pollution. It was also said that there was no guarantee of high quality education while the project is ongoing if the application was approved and no consideration of child welfare. The objector went on to describe what they called poor

planning judgements and urged members to consider these as well as considerations, should the application be approved.

Members had no questions for the objector.

Barry Milton from the Sydenham Society spoke of the proposed amendments to the scheme, at the discretion of the Chair. He stated that the Society asked two architects to review the proposals to which they expressed warm enthusiasm. They also visited some sites which had identical cladding and complemented the appearance the cladding gave. He stated that the new plan also cleared up existing issues such as lighting, school signage, and protruding pipework.

Councillor Best spoke on the application under standing orders as a ward Councillor for Sydenham. She asked the Committee to consider the brevity of the mistakes that were made and the issues which were meant to be enforced. She stated that from the local meeting that was held, there was still a request for particular conditions to be enforced. She also stated that the timing and planning ought to be given careful thought to not disrupt learning or to even close the school.

Members resolved unanimously to grant planning permission subject to the conditions in the committee report and:

- Amendments to the wording of Condition 20 to ensure the approved window spray treatment is maintained in perpetuity and the insertion of planning conditions controlling access to the school entrances, details of material samples, the provision of a works timetable and details of the depths of installed window reveals.

with the final wording of condition amendments and insertions delegated to the Director of Planning.