

**LEWISHAM COUNCIL
PLANNING COMMITTEE C
THURSDAY, 26 APRIL 2022 AT 7.30 PM
MINUTES**

MEMBERS IN ATTENDANCE: Olurotimi Ogunbadewa (Chair), Stephen Penfold (Vice-Chair), Peter Bernards, Louise Krupski, Hilary Moore, John Paschoud, James Rathbone

Apologies were received from: Councillors: Mark Ingleby, Silvana Kelleher

MEMBER(S) UNDER STANDING ORDERS ALSO IN ATTENDANCE:
N/A

MEMBER(S) OF THE COMMITTEE ALSO JOINING THE MEETING VIRTUALLY: N/A

MEMBER(S) UNDER STANDING ORDERS ALSO JOINING THE MEETING VIRTUALLY: N/A

NB: Those Councillors listed as joining virtually were not in attendance for the purposes of the meeting being quorate, any decisions taken, or to satisfy the requirements of s85 Local Government Act 1972.

OFFICER(S) IN ATTENDANCE: Team Leader (TL), Clerk

OFFICER(S) ALSO JOINING THE MEETING VIRTUALLY: Planning Officers (Officer), Head of Committees

LEGAL ADVISOR: Paula Young, Senior Planning Lawyer Legal Services

**Item
No.**

1 Declarations of Interest

None

2 Minutes

RESOLVED that the minutes of the Planning Committee C held on the 24 February 2022 be agreed and signed as a correct record.

3 Blackheath Hospital, 40-42 Lee Terrace, London, SE3 9UD

The Planning Officer gave an illustrative presentation, recommending the grant of planning permission for the proposal, as outlined in the Officer's report. He confirmed that the reference to "Contractors" in paragraph 8 of the addendum report should in fact read "Constructors".

The Committee noted the report and that the main issues were: Principle of Development • Urban Design • Impact on Adjoining Properties

Following the Officers presentation, no questions were put to the Officer, by Members.

The agent and hospital administrator addressed the Committee and described the application site. The agent discussed: noise disturbance, pollution, construction operation hours, contractors conduct, community engagement, hospital daily activities, construction process and benefits of the proposal to patients.

Members' put no questions to the agent.

A representative from Hatcliffe Close Residents Association and another representing Hatcliffe Close and Tristan Square residents, addressed the Committee with objections.

The representatives discussed noise issues in-depth, alleging that the noise assessment was flawed. They advised Members of their view that the properties closest to the site that would have been impacted were excluded from the survey. . The Committee were advised residents did not believe there would be enough noise mitigation measures put in place. The Members were advised residents felt if the proposal would result in an increase in noise and disturbance.

Members' questions to the resident, related to: noise and conditions. The representative provided further clarification regarding the noise assessment's chosen survey location. It was alleged that 5 properties closest to the application site were overlooked. The TL advised that Members could only consider issues in relation to the application under current consideration. The existing issues on the application site were not material considerations. The TL also

advised the EHO had re-considered the noise assessment report and noted it to be sound and professionally prepared. The TL also advised members that the status of the hospital as a private institution was not a material consideration.

During Member discussion it was agreed that all concerns raised, would be adequately dealt with by officers.

The TL provided clarification to the Committee on Conditions 2 – Approved Plan (Condition 2) and Condition 3 – Noise Attenuation (Condition 3), in the officer's report. The Committee were advised the conditions ensured noise attenuation measures would be submitted by the applicant to officers for review and approve. Members were assured non-compliance by the applicant to the conditions, would be viewed as a breach, which would be subject to planning enforcement action.

Councillor De Ryk addressed the Committee, under Standing Orders in support of objections presented to Members.

During the Member's discussion, it was felt planning officers should again review Conditions 2 and 3 of the officers report and ensure wording was provided that clearly stated non-compliance would be a breach, that would be subject to planning enforcement action.

The Committee considered the submissions made at the meeting, and Members voted on the recommendation in the report with a result of 6 in favour of the proposal and 1 against. It was

RESOLVED

That it be noted that the Committee agreed to:

GRANT planning permission for the installation of a rooftop plant and all associated works at Blackheath Hospital 40-42 Lee Terrace SE3.

Subject to conditions and informatives outlined in the report.

4 27 Burghill Road, London, SE26 4HJ

The Planning Officer gave an illustrative presentation, recommending the grant of planning permission for the proposal, as outlined in the Officer's report.

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

Principle of Development • Housing • Urban Design • Impact on Adjoining Properties • Transport Impact • Sustainable Development • Natural Environment

Following the Officers presentation, Members put no questions to the Officer.

The agent addressed the Committee and described the application site. The agent discussed: local authority and public engagement, design, enhancement of local street scene, sensitive approach to local amenities, distance between properties, daylight and sunlight assessment, minimum space requirements, communal gardens, onsite car park space allocation, biodiversity, housing need, materials, carbon emissions, waste management and £48,000 SIL contribution, if application approved.

There were no Members' questions put to the agent.

A resident addressed the Committee with objections. The resident discussed: objections sent to and acknowledged by local authority, space issues, ecological concerns, impact of proposal on buildings behind it, impact of 30 new residents, overcrowding, traffic, pollution, light, home losses, residents well-being, misinformation and requested that the objections sent to local authority were acknowledged.

Members' questions to the resident, related to: clarification of unit sizes, 'taking of land', traffic and sustainability.

The Officer provided clarification on the proposals unit sizes as outlined in the officers report. The Officer concluded the proposal would be able to house 20 persons.

The agent confirmed a garden would be lost to the proposal. The TL provided Members with further clarification and advised the taking of the land, was within accepted guidelines.

The resident advised the Committee they would be impacted by the increase in traffic from the proposal. The resident provided further clarification by describing the close proximity of the proposal to their own property. The Officer confirmed the speed limit on the road in front of the proposal was 20mph.

The agent advised the Committee the developer would be willing to accept a condition to ensure an electrical charger was installed onto the car park.

During Member discussion it was agreed that all concerns raised, would be adequately dealt with by officers, as allowed in planning policy.

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 construction of an additional storey at roof level and a two storey rear extension at 27-29 Burghill Road, SE26, in connection with the redevelopment of the existing building to provide 2x one bedroom, 1x two bedroom and 5x three bedroom self-contained flats, together with elevational alterations including new front bay windows, the provision of 2x off-street car parking spaces, bicycle and refuse storage and associated landscaping.

Subject to conditions and informatives outlined in the report and:

- A planning condition requiring details of the installation of an electrical vehicle charging point

with the final wording to be agreed with the Chair

5 92 Guibal Road, SE12 9LZ

The Planning Officer gave an illustrative presentation, recommending the grant of planning permission for the proposal, as outlined in the Officer's report.

The Committee noted the report and that the main issues were: Principle of Development • Housing • Urban Design • Impact on Adjoining Properties • Transport • Sustainable Development • Natural Environment

Following the Officers presentation, no questions were put to the Officer, by Members.

The agent did not attend the meeting in person nor remotely. The applicant also did not attend the meeting in person nor remotely.

During Members' discussion Members were informed the applicant had inherited the application, following the passing of their parent. The Member stated despite the applicant's circumstances, the application could still be considered. It was agreed that Members would follow the officer report's recommendation.

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 double garage at No. 92 Guibal Road, SE12 and subdivision of the plot and the construction of 1 x 4 bedroom dwelling with separate access, landscaping, car parking, cycle and bin storage.

Subject to conditions and informatives outlined in the report.

6 19 Southvale Road, London, SE3 0TP

The Planning Officer gave an illustrative presentation, recommending the grant of planning permission for the proposal, as outlined in the Officer's report.

The Committee noted the report and that the main issues were: Principle of Development • Urban Design • Impact on Adjoining Properties • Transport • Sustainable Development • Natural Environment • Planning Obligations • Other site specific considerations

Following the Officers presentation, questions put to the Officer, from Members, related to: disruption and contractor operation times. The Officer advised Members they were not aware of any works at the school. Members were assured the Officer was in communication with the developer on the matter to ensure no disruptions to the school access route. The applicant provided the Committee with clarification regarding contractor operation times.

The applicant addressed the Committee and described the application site. The agent discussed: personal history of living in Blackheath, design, boundary, comparisons to neighbouring property, garden access, structure, roof terrace, revised plans, vegetable garden, space, light, pollution and ecology.

There were not any questions from the Members to the applicant.

There were no objectors present at the meeting in person or remotely.

During Member discussion it was agreed that all concerns raised, would be adequately dealt with by officers.

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 construction of first floor side extension featuring a roof terrace above at 19 Southvale Road, London, SE3, together with the excavation of the rear garden to create a patio area and the installation of replacement windows and doors in the front and rear elevations.

Subject to conditions and informatives outlined in the report.

7 1A Southbrook Road, SE12 8LH

The Planning Officer gave an illustrative presentation, recommending the grant of planning permission for the proposal, as outlined in the Officer's report.

The Committee noted the report and that the main issues were: Principle of Development • Housing • Urban Design • Impact on Adjoining Properties • Transport • Sustainable Development • Natural Environment

Following the Officers presentation, no questions were put to the Officer, by Members.

The agent addressed the Committee and described the application site. The agent discussed: The 3 objections received as resolved, impact of daylight concerns, height, scale, amenity and design.

Members' questions to the agent, related to: Light.
The agent provided further clarification, advising of design compromises to ensure quality natural lighting in the proposal's kitchen.

No objectors attended the meeting in person or remotely.

During Member discussion it was agreed that all concerns raised, had be adequately dealt with by officers.

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 construction of a single storey building with basement for use as a single dwelling house (Use Class C3) at 1A Southbrook Road SE12 (Formerly Land to r/o 118 Burnt Ash Road).

Subject to conditions and informatives outlined in the report.

The meeting closed at 9.20 pm

Chair
