

Virtual Local Meeting (webinar format):

Marvels Lane Boys Club, Balder Rise SE12

DC/21/123178

16th June 2022

Proposal:

The demolition of the former Marvels Lane Boys Club, Balder Rise SE12 and dwelling-house at 41 Le May Avenue SE12, and the construction of 3 three storey and 2 two storey blocks comprising 28 self-contained residential flats accessed from Le May Avenue, in addition to associated landscaping including a central courtyard, refuse and recycling facilities, disabled parking bays and cycle stores.

Panel:

Chair: Cllr Clarke

Agents: Nicholas Taylor (NTA Planning) **(NT)**
Michael Hickey (Bubble Architects) **(MH)**
Salome Ripoll (Bubble Architects) **(SR)**
Aled Roderick (Highways consultant) **(AR)**

LB Planning: Geoff Whittington **(GW)**

16no. neighbour attendees

Chair opened meeting at 7:32pm and introduced the panel. Explained the reason for the meeting, and the main themes to discuss, including design/ scale; tree loss; neighbour amenity; highways/ access issues; no affordable housing; and consultation procedures.

Chair advises meeting is scheduled to end at 8:30pm.

Developer's agents were invited to give a short presentation on the scheme - 15 minutes.

Chair addresses the key themes and the pre-submitted neighbour questions. Attendees were reminded of the meeting format, and that any further questions could be submitted via the text function.

The first question related to the design and scale of the proposal. MH advised that due to siting and height, visibility of the development would be limited from surrounding streets, and measures have been undertaken to reduce the overall scale.

Chair refers to loss of trees on site and refuse collection.

MH: Perimeter trees will be retained, only small category B and C trees within the central area will be felled. Replacement trees will be planted. The siting of the refuse collection point to the front of the site will prevent noise and disturbance to occupiers from a refuse vehicle entering/exiting the site. Bins will be moved to and from the collection point by a management team.

Chair: Density is overpowering upon surrounding dwellings.

NT: Refers to the refused scheme that proposed 36 dwellings, and the subsequent reduction in scale and unit numbers.

GFW advises the new London Plan's position in regard to design-led approach rather than density matrix.

Chair: Raises neighbour amenity concerns.

NT: Neighbour consultation including a letter drop was undertaken prior to the first planning application. The current scheme takes on board the concerns that were raised. Construction activity works would invite a planning condition. No need to affect any existing boundary fencing. The proposal would not result in significant sunlight/ daylight impacts.

Chair: Neighbour shared accessway issue can a meeting between the applicant and neighbour be arranged?

NT: More than happy to meet on site to discuss.

Chair: Highways issues, including use of the site as a rat-run.

AR: Demountable bollards to be installed within the site would prevent this.

Chair: Lack of parking on-site.

AR: Refers to London Plan requirement for car-free development. Parking surveys undertaken to demonstrate that surrounding streets could accommodate subsequent overspill.

Chair: Raises lack of consultation undertaken with neighbours by the applicants.

NT: Repeats that a letter drop process was undertaken, whilst Covid prevented the arrangement of a public meeting.

The Chair invites verbal questions from attendees.

OBJ 1: Parking concerns, and accuracy of the parking surveys undertaken. Asks how many cycle spaces will be provided.

AR: The surveys are accurate.

MH: Cycle spaces will be subject to a planning condition.

OBJ 2: Further consultation issues are raised, and encroachment onto neighbouring land – solicitors are on standby. Loss of privacy and security concerns.

Chair: Suggests the applicant should meet with the concerned neighbour.

NT agrees to arrange.

OBJ 3: Overlooking concerns toward Balder Rise properties, and the number of people that would reside within the development. Also raises concerns regarding motorcycle use of the vehicular route to the Balder Rise access/ use as a rat-run.

MH: Existing access has to be maintained onto Balder Rise for the Luffman Road occupiers who have right of access. Advises that the route is gated, which would remain, and therefore would not be a rat-run.

OBJ 4: Parking concerns – how will surrounding streets cope?

AR: The applicant has agreed to a financial contribution toward consultation for a possible CPZ extension.

OBJ 2: Only one loading bay within the site is insufficient.

MH seeks to address the concern, however the neighbour is 'not convinced'.

GW advises of next steps following the local meeting, and that residents will be invited to virtually attend a future planning committee.

Cllr closes the meeting at 8:42pm.