

**PLANNING COMMITTEE B**  
**TUESDAY, 29 JUNE 2023 AT 7 PM**  
**MINUTES**

**MEMBERS PRESENT:** Cllr Jack Lavery (Chair), Cllr Aliya Sheikh (Vice-Chair), Cllr Liz Johnston-Franklin, Cllr Billy Harding, Cllr Hilary Moore, Cllr John Muldoon, Cllr Oana Olaru, Cllr John Paschoud.

**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.

**OFFICERS:** Service Group Manager, (SGM) Planning Officers and Committee Officer.

**ALSO PRESENT:** Michael Feeney (Legal representative), Peter Smith (Lewisham Homes), John Wood - United Living (Contractor).

**1. Declaration of Interest**

A member explained that they have had multiple meetings with residents from their ward and discussed each item. The Legal Representative explained that the interests of the Member does not apply, and they can attend the meeting.

The Chair agreed that the Member could be included in the meeting. A second Member disclosed that they attended a meeting with Residents from their ward. The Chair agreed that the Member could be included in the meeting.

**2. Minutes**

RESOLVED that the minutes of the meeting of Planning Committee B held on 29 March 2023 and 31 January 2023 are an accurate record.

**3. ASHLEIGH POINT, DACRES ROAD, LONDON, SE23 2XL**

The Chair explained that we will have one presentation to cover all Items on the Agenda.

**3.1 The Planning Officer presented the details of each of block involved, they highlighted:**

- Officers detailed that the buildings are not listed buildings and are a short distance from each other. The plan is for refurbishment of external cladding, replacement of windows, doors, and the flats that will be of a similar style after the work is completed.
- The proposed plan uses similar materials and will not have any adverse impact on the amenities of residents and will not have any impact on public transport. Once the work has been completed, the buildings will comply with fire regulations.

3.2 Members asked questions regarding the buildings works and if the work will be better for appearance and sustainability, the Planning officer answered that it will improve the safety of the building to comply with the new regulations of building control.

3.3 Members also asked about the design factor of the build and the Service Group Manager answered some of the design ideas that may want will go against building regulations and want to be cost effective.

The applicants were given an opportunity to speak, and they explained that the proposed works are to improve safety and be compliant with regulations.

3.4 The objector raised the following points:

- They informed the Committee that several applications have been approved and the wider public have not been notified. The contractors started the window consultation without any notice.
- They stated that the cladding and doors should have been a separate application. They highlighted that the residents are not happy. The removal of the balustrade will remove the design integrity and will eliminate the privacy of the balconies and the planters are not like for like.

3.5 The planning officers responded that they have a lawful development certificate which seeks to confirm that development works do not require a planning application.

3.6 Members asked about the construction management plan, the Planning Officer responded that they have who enforcement team who can investigate issues raised, they can be sanctioned, and residents can report this to the council to investigate.

3.7 The Contractor explained the works are a 52 week programme. Each block are 36 weeks, they are staggered, and they will run concurrently over the year.

It was RESOLVED to GRANT planning permission for the refurbishment of external cladding, replacement of main entrance doors, balconies, and screens at Ashleigh Point, Dacres Road, London, SE23 2XL, subject to conditions and informatives outlined in the report.

#### **4. CLAIRVILLE POINT, DACRES ROAD, LONDON, SE23 2PA**

The applicants were given an opportunity to speak but stated that all the information is in the report provided.

4.1 The objector raised the following points:

- They expressed that applicants did not have anything to add with the metal balustrades. They highlighted that the cladding is being removed, but the new proposal does not include the design of the cladding.
- They questioned if it reduces heating costs for the residents. They mentioned the climate change and explained there is no indication of the current performance.
- They also noted that the serving of notice for free holders does not add them to the list of residents receiving notice. They felt residents should be consulted and these works should have been a beacon of development.
- The objector also raised that Leaseholders should have established a group, they felt it has alienated the community as Leaseholders are being charged

thirty-five thousand pounds for the building works, and explained it is not a small amount of money.

- 4.2 The Planning Officer answered that everything was followed through, the private disputes that the objectors raising are not relevant as this is for the welfare of the public.

RESOLVED to GRANT planning permission for the refurbishment of external cladding, replacement of windows, doors, balconies, screens and roof finishes at Clairville Point, Dacres Road, London, SE23 2PA, subject to conditions and informatives outlined in the report.

## 5. DEEPDENE POINT, DACRES ROAD, LONDON, SE23 2BN

The applicants were given an opportunity to speak but explained that all the information is in the report provided.

- 5.1 The objector raised the following points:

- They confirmed as a leaseholder on Dacres Estate, they were surprised to receive the letter. They felt they had not been informed and found out about the replacements of the cladding when they saw builders removing the cladding.
- They were told that the builders do not need to be consulted. They had submitted their comments to the last Planning Committee, but it was cancelled.

- 5.2 The Planning Officer responded that it does not relate to the planning application which is clear cut and divorced from the lease holder applications who are not part of the considerations of the plan. The consultation process for Planning has been appropriate for residents, there have been discussions from Lewisham Homes.

- 5.3 Chair answered that the planning application had been carried out in a sufficient way. Members asked if the community were considered in the pre application consultation, and the Applicants explained they are unaware of the procedure.

- Chair clarified that they are here only to consider the current planning applications.
- The Legal Representative concluded the publicity requirements have been satisfied.
- The pre application consultation is considered best practice and is encouraged. However, if this is not a material planning consideration.

RESOLVED to **GRANT** planning permission for the refurbishment of external cladding, replacement of main entrance doors, balconies, and screens at Deepdene Point, Dacres Road, London, SE23 2BN, subject to conditions and informatives outlined in the report.

## 6. HEATHWOOD POINT, DACRES ROAD, LONDON, SE23 2XJ

No additions from the Applicants.

6.1 The objector raised the following points:

- They stated on 26th June residents saw activity on the estate as the meeting had not been heard yet. They felt Lewisham Homes had not engaged with residents and they should have been consulted.
- They felt Lewisham Homes have bypassed the regulations and felt let down by Lewisham Homes and the Council. They feel they had been providing a poor service and residents feels disempowered and alienated, neglected and unheard.
- They declared that the approval of the proposals will be a travesty and a misuse of public funds. These are not the actions residents expect from a public body.

6.2 The Applicant explained the Planning Team is not the place to resolve the matters raised.

RESOLVED to GRANT planning permission for the refurbishment of external cladding, replacement of main entrance doors, balconies, and screens at Heathwood Point, Dacres Road, London, SE23 2XJ, subject to conditions and informatives outlined in the report.

## **7. ROSEMOUNT POINT, DACRES ROAD, LONDON, SE23 2BW**

No additions from the Applicants.

7.1 The objector raised the following points:

- Residents feel that they have not been consulted and have confirmed their worries that the plans have been approved. The objectors asked who they can speak to if there are any problems.
- The Chair replied it is not for this Committee to consider or address. The Chair encouraged residents to speak to the Mayor and their local Councillors as this meeting is not the forum for complaints; residents can use the Council's complaints procedure.

RESOLVED to **GRANT** planning permission for the refurbishment of external cladding, replacement of main entrance doors, balconies, and screens Rosemount Point, Dacres Road, London, SE23 2BWJ, subject to conditions and informatives outlined in the report.

## **8. MARTINS YARD, 198 DRAKEFELL ROAD, SE4 - THIS ITEM HAS BEEN WITHDRAWN**

Chair thanked everyone for coming and their attendance.

Meeting ended: 20:41

