

Committee	STRATEGIC PLANNING COMMITTEE	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date: 21 MARCH 2017

## MINUTES

To approve the minutes of the meeting of Strategic Planning Committee held on the 14<sup>th</sup> December 2016.

### LONDON BOROUGH OF LEWISHAM

#### **MINUTES of the STRATEGIC PLANNING COMMITTEE meeting held in ROOMS 1 & 2 CIVIC SUITE, CATFORD SE6 on WEDNESDAY 14 DECEMBER 2016 7:30pm.**

##### Present

Councillors De Ryk (Chair), Paschoud, Coughlin, Bell, Bonavia, Reid

Apologies: Councillors, Egan, Amrani, Curran, Hall

Officers: Max Smith – Planning Manager, Agnieszka Nowak – Senior Planning Officer, Paula Young - Legal Services, and Alison Bradshaw - Planning Committee Co-ordinator.

##### 1. DECLARATION OF INTERESTS

There were no declarations of interests.

##### 2. MINUTES

The Minutes of the Strategic Planning Committee meetings held on the 29 September 2016 were approved.

##### 3. 19 YEOMAN STREET, SE8 5DT

The Planning Manager presented the proposal for the demolition of existing structures and the erection of a 5 to 8 storey building comprising 72 residential units, 371sqm of commercial floorspace (Use Class B1) and energy centre, a single storey storage building for refuse and cycle parking, provision of an electrical substation and associated landscaped courtyards and amenity areas at 19 Yeoman Street, SE8 5DF.

He confirmed that this proposal had been presented to the Council's Design Review Panel.

The Committee received a verbal representation (accompanied by a PowerPoint) from Mark Jackson, Head of Planning, Fairview Homes.

One objector made a verbal representation, Mr Foldvari and his partner, residents of 17 Yeoman Street. They did not object in principle to the scheme, but had concerns about the refuse and recycling area being located close to their home and what measures would be taken to minimise toxic materials on demolition of the

existing site. They also informed the committee that the site currently produces toxic dust. Max Smith assured the objector that the construction management plan would be as robust as possible to minimise the impact on their building. Councillor Bell advised Mr Foldvari to contact Environmental Health to investigate noise and smell nuisance arising from the existing use and requested planning officers to progress immediate enforcement action with the Environmental Health team.

Cllr. Coughlan's queried whether PM2.5 were assessed within the air quality assessment, to which officers responded that the assessment was reviewed by the EH officers and no objections were raised. Max Smith agreed to update members after the meeting.

Members expressed concern that the scheme's viability report was based on the high cost to undertake contamination works and sought clarification of the review mechanisms in place should the contamination risks not materialise. Paula Young agreed to check with the lawyer concerned to ensure that the review mechanism, if triggered, would cover the re-evaluation of the issue with which members had concerns, namely the high cost of remediation.

Councillor Bell stated that he would be unable to vote for a scheme with zero social housing. Councillor Paschoud moved the motion to grant the application with the additional condition to prevent a change of use of the commercial units to residential under Permitted Development rights. The motion was seconded by Councillor De Ryk.

Members voted as follows:-

FOR GRANT: Councillors De Ryk (Chair), Paschoud, Coughlin, Bonavia

AGAINST: Councillors Bell and Reid

Application granted.

The meeting ended at 20:44

Chair