

Committee	PLANNING COMMITTEE (C)	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date: 02 February 2017

## MINUTES

To approve the minutes of the meeting of Planning Committee (C) held on the 15<sup>th</sup> December 2016.

## LONDON BOROUGH OF LEWISHAM

MINUTES of the meeting of the PLANNING COMMITTEE (C) held in Council Chambers, CIVIC SUITE, LEWISHAM TOWN HALL, CATFORD SE6 on THURSDAY 15<sup>th</sup> December 2016 at 7.30pm.

PRESENT:	Paul Bell (Chair), Simon Hook (Vice-Chair), Brenda Dacres, Sue Hordjenko, Suzannah Clarke, Peter Bernards; Hellen Klier, John Paschoud
OFFICERS:	Michael Johnson - Planning Service, Paula Young- Legal Services, Joshua Ogunleye - Committee Coordinator
APOLOGIES:	Jamie Milne, Liam Curran

### 1. DECLARATION OF INTERESTS

There were no declarations of interest.

### 2. MINUTES

The Minutes of the meeting of Planning Committee (C) held on 3rd November were agreed by Members to be a true and accurate record. The minutes were signed by the Chair at the end of the meeting.

### 3. 129 BURNT ASH ROAD SE12 8RA (Item 3 on the agenda)

The Planning Manager Michael Johnson outlined details of the proposal and addressed questions from Councillors Clark, Paschoud, Bell regarding the why the development would need to be completed in 18months; the use of the rear road and Conservation policy on the use of bricks as opposed to render on the rear elevation. Council Klier ask for clarity that the noise impact from the chiller had reduced. Councillors Paschoud asked if other extensions on the rear elevation sought planning permission. Members also enquired about the state of the bins to the rear of the commercial properties and whether this could be controlled. The planning manager stated that a condition could be attached to the recommendation to ensure bin storage was retained within the curtilage of the site and off the highway.

No representation in support of the proposed application was submitted.

No representation objection to the proposal was submitted.

Following deliberation by Members, Councillor Paschoud moved a motion to accept the officer's recommendation, including the additional condition, and grant planning permission. It was seconded by Councillor Clarke.

FOR: Councillors Bell, Hooks, Dacres, Bernards, Paschoud, Clarke; Hordijenko, Bernards

Motion was passed unanimously.

4. WOODSTOCK COURT, BURNT ASH HILL, SE12 (Item 4 on the agenda)

This report followed a previous deferral for the applicant to submit further information on the existing amenity space that would be lost to the proposal. The applicants were to explore retaining more of the existing amenity space. Councillor Hooks made a declaration of interest concerning the development and relocated from the panel to join the audience.

The Planning Manager Michael Johnson outlined details of the proposal, specifically the additional space created by the current amendments to the previous scheme. He addressed questions from Councillors Clarke and Dacre regarding clarification of the percentage of amenity space loss. Members enquired about how the amenity space is used, the type of games played on the space and the age range of children using the space. Members were shown additional photographs of the amenity space. Councillors Paschoud and Klier enquired about the parking pressures in the area and the proportion of green space remaining. Councillor Clarke commented about the proximity of the play space to the roadway and safety issues.

The Council received verbal representation from the Architect John Tudor from HRFT Architect. Mr Tudor gave an overview of the proposal. He stated the amendments include removing four parking spaces in total to the sides of the communal amenity area to increase the amount of green space retained. The plans also indicate children's play equipment and benches within the communal area, as well as hard landscaped paths therefore creating a more diverse play environment.

The agent answered questions from Councillor Paschoud and Klier regarding the justification of the loss of amenity space and pressure on parking facilities.

The Committee received verbal representation from Richard Colport a local resident, objecting to the proposal on the basis that the development would mean a significant loss of an amenity space currently used by children and families in Woodstock Court. Mr Colport argued that the loss proposed was too great and would have a detrimental impact on the amenities of local residents. He further explained that the occupancy of Woodstock Court were dynamic, with families coming and going but it was consistent that there was a high family occupancy level.

Councillor Hooks spoke under standing orders to object to the development on the basis that it would result in a detrimental impact on the quality of life of local residents.

Following deliberation by Members, Councillor Klier moved a motion to accept the officer's recommendation and grant planning permission. It was seconded by Councillor Paschoud.

Members voted as follows:

FOR: Councillors Klier, Paschoud

AGAINST : Councillors Dacres, Clarke; Hordijenko

ABSTAINED: Councillors Bell, Bernards

RESOLVED: Motion was defeated.

Councillor Bell moved a motion to defer the case to another date, in order to allow the applicant submit revised plans which include an increased proportion of amenity space retained. It was seconded by Councillor Paschoud.

Members voted as follows:

FOR: Councillors Klier, Paschoud; Dacres, Klier; Hordijenko

ABSTAINED: Councillors Clarke

RESOLVED: Motion was passed

The meeting ended at 20:36pm. Chair

15 December 2016