

Committee	PLANNING COMMITTEE (C)	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date: 16 MARCH 2017

MINUTES

To approve the minutes of the meeting of Planning Committee (C) held on the 15th December 2016 and the 2nd February 2017.

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 15th December 2016 at 7.30pm.

PRESENT:	Paul Bell (Chair), Simon Hooks (Vice-Chair), Brenda Dacres, Sue Hordijkeno, Suzannah Clarke, Peter Bernards, Helen 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 Clarke, Paschoud and Bell regarding the need for the development 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. Councillor Paschoud asked if other extensions on the rear elevation had 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, Hordijkeno, Klier.

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 Dacres regarding clarification of the percentage loss of amenity space. 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 Councillors 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, Bell

ABSTAINED: Councillor Clarke

RESOLVED: Motion was passed

The meeting ended at 20:36pm. Chair

15 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 2nd February 2017 at 7.30pm.

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

5. DECLARATION OF INTERESTS

There were no declarations of interest.

6. MINUTES

The Minutes of the meeting of Planning Committee (C) held on 15th December 2016 was not agreed as it contained errors. Members note the misspelling of Councillor Hooks' name and that Kevin Chadd represented the legal services at the meeting. The minutes are to be amended and resubmitted for approval at the next Committee C dated 16th March 2017.

7. SPRING GARDENS, ARLINGTON CLOSE, LONDON, SE13 6JQ (Item 3 on the agenda)

The presenting officer Michael Forrester outlined details of the proposal and addressed questions from Councillors Clarke and Paschoud regarding the comparative scale of the proposed development within the existing buildings. At what angles are loss of outlooks most significant?

The Committee received verbal representation from Dan Olney from St Mungo's and Ed Kemsley from Peacock and Smith. Both explained Full Planning Permission was sought for three main elements of work, the provision of a new reception space and initial Assessment Hub, a Staging Post for short term accommodation and a replacement hostel. The scheme Applicants answered questions from Councillors Clarke and Paschoud concerning the amount of additional staff that will be working on the premises and the charity's community outreach program in engaging the neighbouring public.

No objection representation to the proposal was submitted.

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

FOR: Councillors Bell, Hooks, Dacres, Bernards, Paschoud, Clarke, Hordijkeno, Bernards

Motion was passed unanimously.

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

This application was removed from the agenda due to the failure to include appendices referred to in the report.

9. 194 TRESSILLIAN ROAD, LONDON, SE4 1XY (Item 5 on the agenda)

The presenting officer Michael Forrester outlined details of the proposal and addressed questions from Councillors Clarke and Hooks, who enquired as to why the development required planning permission, what material would the dormer be built with and whether there were rooflights on neighbouring properties.

The Committee received verbal representation from the applicant Nick Bearman. The application proposes the construction of a roof extension, appearing as two dormers with a recessed 'infill mansard link' in - between, to the rear roofslope.

The Committee received verbal representation from the objector Clare Cowen from the Brockley Society. The application objection was based on the left hand rear dormer being too close to the chimney and parapet on the party wall with no. 196. This distance should be a minimum of 500mm. Furthermore, the lack of material clarity on the proposal is unsatisfactory.

Councillors asked the planning officer: What is the justification for the 500mm rule and why it was not being applied in this instance. The presenting officer explained in this instance it was necessary to establish symmetry with existing features on the rear elevation.

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

FOR: Councillors Bell, Hooks, Dacres, Bernards, Paschoud, Clarke, Hordijkeno,
Bernards

Motion was passed unanimously.

10. 37 CHASLEY ROAD, LONDON, SE4 1YN (Item 6 on the agenda)

The presenting officer Michael Forrester outlined details of the proposal.

The Committee received verbal representation from the applicant Nina Soar. The application proposes the construction of a roof extension, appearing as two dormers with a recessed 'infill mansard link' in - between, to the rear roofslope together with the insertion of a conservation style rooflight flush to the front roofslope.

The Committee received verbal representation from the objector Claire Cowen from the Brockley Society. The objection was based on the provision of rooflights on the front roofslope and the impact this would have on the character and appearance of the conservation area.

Councillors note the presence of rooflights on the neighbouring property.

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

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

Motion was passed unanimously.

RESOLVED: Motion was passed

The meeting ended at 20:36pm. Chair

2nd February 2017 December 2016