

Committee	PLANNING COMMITTEE (B)	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date: 06 APRIL 2017

MINUTES

To approve the minutes of the meeting of Planning Committee (B) held on the 02ND March 2017.

LONDON BOROUGH OF LEWISHAM

MINUTES of the meeting of the PLANNING COMMITTEE (C) held in Room 1 & 2, CIVIC SUITE, LEWISHAM TOWN HALL, CATFORD SE6 on THURSDAY 2 March 2017 at 7.30pm.

PRESENT:	Joan Reid (Chair), Olurotimi Ogunbadewa (Vice Chair), Mark Ingleby; Hillary Moore; John Muldoon; Jacq Paschoud, Susan Wise, Gareth Siddorn; Sophie McGeevor; Jim Mallory
OFFICERS:	Helen Milner - Planning Service, Paula Young - Legal Services, Joshua Ogunleye - Committee Coordinator
APOLOGIES:	

1. DECLARATION OF INTERESTS

There were no declarations of interest.

2. MINUTES

The Minutes of the meeting of Planning Committee (B) held on 19th January 2017 was Accepted. Councillors noted inaccurate spellings and grammar in the minutes of the previous meeting and meeting's agenda.

3. PRINCESS OF WALES, 1A MONTPELIER ROW, LONDON SE3 0RL (Item 4 on the agenda)

The Planning Officer Helen Milner outlined details of the proposal which includes retrospective permission for advertisement consent for the display of a fascia sign, two A Boards and two LED back lit menu cases at the front of the Princess of Wales public house, 1A Montpelier Row, SE3. The presentation was followed by questions from Councillors Muldoon, Wise, Ingleby, Reid and Paschoud.

What is the grade of the listed building? Who owns the street furniture? Who is the owner of the footpath? When are the lights on? What are the materials?

There was no representation from the applicant.

There was no representation from objectors.

Following deliberation, Councillor Reid 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 Reid, Ogunbadewa, Ingleby, Mallory, Siddorn, Wise, Muldoon, McGeevor, Moore, Paschoud

Motion was passed unanimously

RESOLVED: That planning permission be granted in respect of application No. DC/14/089840 subject to the conditions outlined in the report.

4. 72 CAMBRIDGE DRIVE SEYMOUR GARDENS, SE12 8AJ (Item 5 on the agenda)

The Planning Officer Helen Milner outlined details of the proposal which includes 'the demolition of the existing property and the construction of a replacement 3 bedroomed (6 person) dwelling house'. It was also outlined that following the advice of the Highways department that an additional condition was recommended, should the application be approved, regarding visibility splays within the front boundary treatment. The presentation was followed by questions from Councillors Mallory, Reid and Paschoud, What is the size difference between the existing and the proposed? What are the material considerations for the character and design of the scheme? What is the reason for the work?

The Committee received verbal representation from David Hurcombe of Apex Architecture, who gave a detailed description of the development. This was followed by questions from Councillors Reid, Mallory, Ingleby and Paschoud regarding, would the gutters and downpipes be on visible elevations? How many people can live in the proposed space? What materials will be used in the development? What considerations have been given for reducing noise generated from materials proposed?

The Committee received verbal representation from Anthony James Partridge an objector from one of the neighbouring properties. Mr Partridge argued that the proposal would be out of character with the area, because it appears as an ultra-modern design that would not be suitable within the context of the surrounding 1930 dwellinghouses. The development would also raise some issues regarding impact on quality of life issues for residents and neighbouring properties.

Councillors invited the Architect David Hurcombe back for further questions.

Following deliberations, Councillor Wise moved a motion to accept the officer's recommendation. It was seconded by Councillor Ogunbadewa.

FOR: Councillors Reid, Ogunbadewa, Ingleby, Mallory, Siddorn, and Wise

AGAINST: Councillors Muldoon, McGeevor, Moore, and Paschoud

RESOLVED: That planning permission be granted in respect of application DC/16/98303 subject to the conditions outlined in the report and additional condition regarding visibility splays.

5. 39 INCHMERRY ROAD, SE23 (Item 6 on the agenda)

The Planning Officer Helen Milner outlined details of the proposal which includes the installation of replacement white double glazed uPVC windows on the front, side and rear elevations of 39 Inchmerry Road, SE6.

The Committee received verbal representation from Mr Phipps the applicant who explained that he wanted grey double glazed uPVC windows at the front, although proposed white uPVC on the side and rear elevations.

Councillor Reid asked for clarity on the colour of the proposed uPVC windows. The presenting officer explained the case officer had already discussed the proposed colour with the applicant. The applicant was advised that white would be the most suitable colour for the conservation area.

The committee was advised by legal that the committee would only discuss details raised in the report. As the colour stated in the officer's report differs from what is being presented by the applicant, it would be advised that the application is differed and the report amended with full consideration given to the applicant's proposed grey.

There was no representation from the objector.

Following deliberation by Members, Councillor Mallory moved a motion to differ the application. It was seconded by Councillor Moore

Members voted as follows:

FOR: Councillors Reid, Ogunbadewa, Ingleby, Mallory, Siddorn, Wise, Muldoon, McGeevor, Moore, Paschoud

RESOLVED: That planning permission be granted in respect of application No. DC/16/098768 subject to the conditions outlined in the report.

Subject to the conditions outlined in the report.

6. 39 HAREFIELD, LONDON SE4 1LW (Item 7 on the agenda)

The Planning Officer Helen Milner outlined details of the proposal which includes the construction of dormer extensions to the rear roof slope of 39 Harefield Road SE4, together with the installation of rooflight in the front roof slope. Following the presentation there were no questions from Councillors.

There was no representation from the applicant.

The Committee received verbal representation from Clare Cowan of the Brockley Society who argued that the proposed roof lights would have a detrimental impact on the character of the conservation area. The representations from the Brockley Society was followed by questions from Councillors, Ingleby, McGeevor and Paschoud. Why have planners ignored the Brokcley Society's comments concerning front rooflights? What are

the consideration with regards to the conservation's policy on rooflights? What room would the rooflights be providing light to?

Following deliberation by Members, Councillor McGeevor moved a motion to accept the officer's recommendation and grant planning permission notwithstanding the proposed front rooflight. It was seconded by Councillor Ingleby.

Members voted as follows:

FOR: Councillors Reid, Ogunbadewa, Ingleby, Mallory, Siddorn, Wise, Muldoon, McGeevor, Moore, Paschoud

Motion was passed unanimously

RESOLVED: That planning permission be granted in respect of application No. DC/14/089840 subject to the conditions outlined in the report, but without the inclusion of the front rooflight.

Councillors were concerned about the inconsistent approach being taken with rooflights and wanted clarity on the issue.

The meeting ended at 21:35pm. Chair

2 March 2017