

Committee	PLANNING COMMITTEE (B)	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date: 25 May 2017

## MINUTES

To approve the minutes of the meeting of Planning Committee (B) held on the 06 April 2017.

### LONDON BOROUGH OF LEWISHAM

MINUTES of the meeting of the PLANNING COMMITTEE (B) held in THE COUNCIL CHAMBERS, LEWISHAM TOWN HALL, CATFORD SE6 on 6<sup>th</sup> April 2017 at 7:30PM.

PRESENT: Councillors: Reid (Chair), Ogunbadewa (Vice-Chair), Ingleby, Moore, Muldoon, Hilton, Millbank

APOLOGIES: Wise, Siddorn, McGeevor

OFFICERS: Max Smith - Planning Service, Suki Montague - Legal Services, Andrew Harris - Committee Co-ordinator.

#### 1. MINUTES

Councillor Reid (Chair), asked if Members agreed that the Minutes of the Planning Committee (B) meeting held on 2<sup>nd</sup> March 2017 were a true and accurate record. Members agreed.

#### 2. DECLARATION OF INTERESTS

There were no Declaration of Interests.

#### 3. UNIT E (GROUND FLOOR), WILLOW HOUSE, DRAGONFLY PLACE

The Planning Officer Max Smith outlined the details of the case and highlighted to Members that the application was for retrospective planning permission. Members then sought clarity on the use of the building, ability to enforce restrictions on hours of use and the status of the building as a live/work development.

The committee received verbal representation from Mark Lancaster (applicant). Mr Lancaster addressed points raised in objections including traffic, noise, litter and hours of use. He went on to assert that the business was a charity which worked with students and young people, provided local jobs and brought in passing trade to the surrounding area.

Councillor Ingleby asked the applicant if the site was the only private space which the business used/owned, which Mr Lancaster confirmed it was.

No objectors were present at the meeting.

The committee then heard from Councillor Millbank. She complimented the officer's report on its fairness and balance in setting out the issues. She went on to state that she was surprised the applicant had not known that planning permission had been required and clarified the business as being a social business rather than a charity. Councillor Millbank relayed to Members that there had been mixed views within the community and that the proposal had both benefits and disadvantages. She outlined concerns including setting a harmful precedent for similar changes of use and implications on parking stress.

Councillor Ingleby sought clarification on the conditions which could be attached, including the possibility of a condition requiring a noise meter.

Councillor Reid (Chair) then read a letter from a local resident to Members.

Further discussion between Members took place regarding acceptable hours of use of the site, the resultant noise from the yoga studio and the ability to approve a temporary permission. Councillor Muldoon also noted that as the property was on a private road, parking issues should be handled by the managing agent.

Councillor Ingleby moved a motion to accept the Officer's recommendation but to extend the opening hours to 7am to 9pm. It was seconded by Councillor Hilton.

Members voted as follows:

FOR: Councillors Reid (Chair), Ogunbadewa (Vice-Chair), Ingleby, Hilton, Muldoon and Moore.

RESOLVED: That planning permission be granted in respect of application No. DC/16/095899, but with a variation to hours of use condition from that recommended in the report. The condition was varied to the following:

The premises shall only be open for customer business between the hours of 07:00 and 21:00 from Monday to Fridays and between 09:00-17:00 on Saturdays, Sundays and Bank Holidays.

#### 4. 49 Mount Ash Road

Councillor Reid (Chair) reminded Members that the application had been deferred from a previous committee for additional details on drainage, roof details and sections. The Planning Officer Max Smith then outlined the details of the case.

The committee received verbal representation from Adam Humphries (applicant), who presented the scheme and clarified works to the rear boundary wall. No questions were raised by Members.

The committee received verbal representation from an objector, Mary McKernan. She raised multiple concerns including errors in the validation of the application, inaccuracies in the Officer's report and minutes from the previous meeting, errors in the registration of objections, the reduction in the size of the application site's rear garden, issues contacting building control and increased overbearing impact.

Further deliberation took place between members including discussion regarding the logistics of building control. The Planning Officer Max Smith also noted that one of the proposed conditions required a construction management plan to be submitted by the applicant.

Councillor Ogunbadewa (Vice-Chair) then moved a motion to accept the Officer's recommendation, subject to conditions. It was seconded by Councillor Muldoon.

Members voted as follows:

FOR: Councillors Reid (Chair), Ogunbadewa (Vice-Chair), Ingleby, Muldoon.

ABSTAINED: Hilton, Moore.

RESOLVED: That planning permission be granted in respect of application No. DC/16/098571, subject to the conditions outlined in the report.

#### 5. 49 Mount Ash Road

The Planning Officer Max Smith outlined the details of the case to Members and highlighted that the application had been deferred from a previous committee due to the proposed window colour. He then brought to Member's attention that subsequently the applicant had agreed to change the proposed colour from grey to white.

The committee received verbal representation from Ossie Phipps (applicant), who reiterated the point that the proposed window colour had been changed to address previous concerns. No questions were raised by Members.

No objectors were present at the meeting.

Councillor Muldoon then moved a motion to accept the Officer's recommendation, subject to conditions. It was seconded by Councillor Moore.

Members voted as follows:

FOR: Councillors Reid (Chair), Ogunbadewa (Vice-Chair), Ingleby, Hilton, Muldoon and Moore.

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

The meeting ended at 8:35pm.