

Note of Local Meeting

54 Chinbrook Road, Grove Park



7.30pm, 19th June 2017

Ringway Centre, 268 Baring Rd, Grove Park, London SE12 0DS

Application reference: DC/17/101268

Proposal: Demolition of existing dwellinghouse at 54 Chinbrook Road, SE12 and the construction of a four storey building to provide a new Medical Centre (Use Class D1) containing 8 clinical rooms (six GP consulting rooms and two treatment rooms) and ancillary clinical, administrative and meeting space, together with the provision of car and cycle parking and landscaping.

Attendance

Councillor Clarke (Chair)

Councillor Moore

Councillor Elliott

Suzanne White, Planning Officer (SW)

Dr Praideepan Velayuthan (Applicant)

David Carroll (Planning consultant)

Stephen Alexander (Architect)

Ashley O'Shaunessy (NHS Clinical Commissioning Group)

Heidi Alexander MP

Approximately 50 local residents attended (41 signed attendance sheet) as well as

Note of Meeting

Introduction

Councillor Clarke explained that the purpose of the meeting was to provide an opportunity for those attending to listen to a presentation by the applicant, ask questions and raise points of concern, all of which will be documented and taken into consideration in the determination of the application.

Applicant's Presentation

PV provided the background to the scheme and meeting, stating that:

- This is a follow up to a previous meeting held in March, which was not required for planning but was well attended and the response to the proposals was good
- The ICO Health Group was formed in 2014 when otherwise the 4 surgeries would have closed
- There are current challenges with the buildings, some of which are dilapidated. The Group have sought to relocate for some time.
- The scheme is about delivering services to the community in a better way
- Want to clear up misconceptions about the scheme

- Many services have moved to Moorside which should be available more locally. This creates inconvenience for patients.
- The surgery is at a point where there is no other option, must make this scheme work. Risk there won't be services at Marvels Lane and Chinbrook Road.
- At the last meeting there were a lot of design comments, which the architect has taken away and digested.

SA provided an overview of the design. The main points made were:

- the design has changed since March and is now quite different. It was quite an angular 'sharp' building but this has been addressed through the curve at the front corner. It is also set back on upper floors
- we reviewed the number of GP consulting rooms, which have now been reduced to 6 on the ground floor plus two treatment rooms
- we looked at the materials that are prevalent in the area and are proposing to use brick with a recessive material to the top floor and rear
- the planning department were concerned with how the building would fit with the local character. This has been addressed through the landscaping.
- Cycle and car parking is provided
- We had a Secure by Design meeting. The officer confirmed that the scheme would meet the regulations

Q. What would the opening hours be?

A. 8-6.30pm Monday to Friday. The building would open at 8, with clinics from 8.30am.

Q. How many rooms would there be?

A. Six GP rooms, two consulting rooms and offices

PV provided further comments as follows:

- The proposal is for relocation only of GP surgeries. It is not intended to provide other services e.g. a Hub
- In Moorside, 6 rooms upstairs are required to run the surgery
- There is a need for rooms for GPs to decant into in order to free up consulting room space
- The pre-application discussions were focused on two main issues: transport and parking
- 34 objections have been received, which we have analysed as follows:
 - Traffic/highway safety x 23
 - Parking x 20
 - Building too big x 11
- Other sites were considered but this is the only one that has progressed to this stage

AO'S (CCG) provided an overview of the NHS Clinical Commissioning Group and their interest in the scheme:

- CCG has responsibility for funding GP services
- We want fit-for-purpose facilities
- In this case, the existing two sites are not fit-for-purpose
- The scheme has been through an internal approval process to make sure that it is the right size for the community

Comments and questions

Q: Consultation has been poor. There are traffic and parking concerns. Only one space for non-disabled drivers. There is a shortage of parking locally.

A: A Transport Statement and Travel Plan were submitted. The Travel Plan seeks to reduce the number of car borne journeys. Three pieces of work were completed: a parking survey for 2 days (Monday and Saturday); reference to a travel database for comparable developments; and a patient travel survey. This enables an estimate of traffic generation. It results in 13 additional trips during peak hours or 10 excluding the existing surgery i.e. 5 in and 5 out in the peak hour. This gives a maximum requirement of 13 parking spaces during the peak hour. Taking account of parking supply of 8, there would be an overspill of 5. There are 6 bays available. Officers suggested that 2 on-street bays were changed to disabled parking.

Comment: survey taken during half term

Comment: spaces often full

A: We were advised on the scope of assessment by the Council's Highways Officer. It was carried out by an independent consultant.

Comment: there are deep concerns about parking. The community feel the figures don't reflect their experience.

A: 8 spaces would be provided on site

Comment: near head-on collision witnessed at junction with Luffmann Road

Comment: there are references to consultation in application but I didn't know about it until letter today from ICO.

Comment: didn't get a letter, live next door.

Comment: parking problem is unsolvable. The Boy's Club on Marvel's Lane is the best site but Council won't sell it. Only 2 bus routes on this site.

Comment: concerned about traffic. At 8.30am there is a queue down to the site from Grove Park. Accidents on that junction. Amblecote is one way so vehicles will have to turnaround.

Comment: ICO has been looking for a site for years

SA: the existing surgery is in a similar location

Comment: agree with concern about highway safety, especially near park. Design looks good. Difficult to turn into Amblecote because cars park near junction.

Comment: it was definitely half term at time of parking survey. Moorside had 10 NHS spaces and it's been increased to 20+. Impossible to park for the pool. This only provides 5 spaces for staff. Will destroy parking in the area.

Comment: meeting fatally flawed. Some believe it will go through. Most see this as first consultation, should have been 6 months ago.

Comment: live on Luffmann Road, already people blocking drives. Would like opportunity to vote on parking restrictions.

Cllr Clarke: recommend speaking to local councillors. It is a long process but can be looked at.

Comment: main point is whether the surgery is needed, which it is. Most patients are over 60 and won't drive.

Cllr Clarke: good point. The people of Grove Park would like a GP centre like this, in the right place.

Comment: feel this is not the right place, it's difficult to cross the road.

Q. Why does CCG want this development? It will be redundant soon as services are integrated into the community.

A (PV): this is the 10th site we've looked at. Told the Youth Centre will take 5 years. Other sites have not worked. WG Grace didn't work.

Cllr Clarke: decisions by the Council are not necessarily taken by councillors. The ward councillors only found out about this scheme 3 weeks ago. The councillors are not onboard and glad the GPs are trying to find a solution, though concerned about this.

Comment: it's confusing how many surgeries are combining. Have the accident statistics been looked at? It will impact on Chinbrook Meadows. Buses are only single decker. New surgery will increase traffic. Local plan looks to maintain residential areas' character. Not well thought out.

A: this site will serve Marvel's Lane and Chinbrook patients only. Blood services will continue at Marvels Lane. Boundfield Road services won't move. We'll look at improving access to Moorside.

Comment: Marvel's Lane is closed half the week.

A: that is due to a list cleansing exercise following the merger.

Cllr Clarke: there is confusion over how many patients will use this site.

A: It's for local Grove Park patients currently inconvenienced using Moorside. Other surgeries in Lewisham have better services. The previous NHS plan was to close these four surgeries.

Comment: amazed to hear so many complaints about the GPs. Lived here 30 years. A 20mph speed limit has been introduced. Most people in Grove Park want a surgery here and it should be. Without it we will lose pharmacies and other businesses.

Q: will we lose all services without this scheme?

A(NHS): want local services in fit for purpose buildings, but if not could disperse the list or get a new operator, who would likely have the same issues. Have looked at 10 options with ICO.

Comment: I've been a patient for 50 years. Saved my life. Don't want to lose surgery. How much money spent by GPs and NHS to this point? Need to sort out parking problems.

Comment: concerned about child safety. Some play on Amblecote Road. Have impression it's a done deal. Why is the application so rushed?

A: we have been looking for a site since 2011. We found out last August that we had first refusal on this site. Then had negotiations with the CCG. An extension to the house was the first preference but the NHS require purpose built. The practice is funding all work on the project. We have not yet purchased the site. All previous options failed at first hurdle. This is furthest we've gone. It is a financial risk on the practice. Will take on board concerns.

Q. What did councillors know?

A: We didn't know until recently but conversations took place with the planning service and others. It's a point to raise.

Q. Can more parking be provided? How long will the build take?

A: If approved, there would be conditions on construction. Approx 12 month build.

Comment: I live in Paxton Court, a retirement community. Some residents have to get taxis to GP.

Q. What is the future of the Marvel's Lane Centre?

A: the PCT owned it. It then went to Lewisham and Greenwich Trust. There are issues with internal flooding, there is a leak in the roof, there are issues with the rooms and it is Grade II listed. Lewisham and Greenwich Trust want to retain it.

Q. Why are the Council and others not helping to facilitate other sites?

MP: I don't know the plans for the Marvel's Lane site. Dr Prad got in touch a couple of years ago. They looked at the Youth Centre to bring it back into use. There was a campaign to bring youth centre use back. Surgery didn't happen. I spoke to Council officers about the need for a new surgery. I advised GPs to consult the local community about their plans prior to submitting a planning application. Money has been invested in the scheme. Lewisham must make a decision on the planning application. Must look at what more could be done about parking and try to resolve.

Cllr Clarke: the doctors should have spoken to councillors early but they realise that now.

Comment: the aesthetics of the building are inappropriate in this context.

Comment: thanks to the doctors for their services. Numerous children and parents go to the park via Amblecote Road. The parking spaces are for people using the park.

Comment: Paxton Court residents are worried that, if the GP goes, the pharmacy may also go.

Q. will there be air conditioning? Concern about spread of legionnaires disease.

SA: will share detailed plans. Building must be very energy efficient.

Cllr Clarke: there will be noise from air conditioning units also.

SA: a condition could restrict that.

Comment: existing house is beautiful, solid and adds to the area. The owner didn't intend it to be demolished.

Comment: useful for further consideration of Youth Centre site. What are next steps?

Cllr Clarke: this application will go forward to a planning committee for a decision, probably Committee A or B. They will decide and can put conditions on. It will be a public meeting. Residents can speak for 5 minutes and councillors can speak under standing orders. Councillors will ask questions. Everyone at meeting will be notified. You can lobby councillors on this and the members of the committee and Chair.

Comment: we're all in favour of a new surgery but some concerned about location.

Cllr Clarke: think all are in favour of new surgery.

Comment: about WG Grace, some want to retain the building as it is. Opposed it because GP centre would be within a tower. Could revisit.

A (PV): we were never allowed to purchase that site, owner would only lease a shell. They need best return. Marvel's Lane not ideal as nearer boundary and not CCG's preference.

Cllr Clarke: have spoken to L&Q about plans for WG Grace and encouraged them to speak to councillors.

Q. how many floors proposed?

A: 4 storeys

Cllr Clarke closed the meeting at 9.50pm