

Committee	PLANNING COMMITTEE (C)	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date: 31 AUGUST 2017

## MINUTES

To approve the minutes of the meeting of Planning Committee (C) held on the 20<sup>th</sup> July 2017.

### LONDON BOROUGH OF LEWISHAM

MINUTES of the meeting of the PLANNING COMMITTEE (C) held in Rooms 1 and 2, CIVIC SUITE, LEWISHAM TOWN HALL, CATFORD SE6 on THURSDAY 20<sup>th</sup> July 2017 at 7.30pm.

PRESENT:	Suzannah Clark (Chair), Simon Hooks (Vice-Chair), , Helen Klier, Peter Bernards, John Paschoud
OFFICERS:	Michael Johnson - Planning Service, Paula Young - Legal Services, Joshua Ogunleye - Committee Coordinator
APOLOGIES:	Luke Sorba, Liam Curran, Brenda Dacres, Sue Hordijkenko, Joyce Jacca,

#### 1. DECLARATION OF INTERESTS

There were no declarations of interest.

#### 2. MINUTES

The Minutes of the meeting of Planning Committee (C) held on 27<sup>th</sup> April 2017 was not agreed as it did not contain the correct details. Councillor Paschoud noted the minutes recorded movers and seconders for motions but did not record the way Councillors voted. The way councillor's vote should be recorded in the minutes. The minutes are to be amended and resubmitted for approval at the next Committee C dated 31st August 2017.

Councillor Clarke (Chair) informed the meeting that she would need to temporary step out of the meeting as she was due to speak at Health Select Committee meeting that was going on at the same time. Councillor Hooks (Vice-Chair) would take over as chair in her absence.

#### 3. Unit 2 RESOLUTION WAY, SE8 4NT (Item 3 on the agenda)

The presenting officer Michael Johnson outlined details of the proposal as the change of use application of a listed structure from B1/B8 to A4 and addressed questions from Councillors Clarke and Paschoud. Questions were regarding the nature of the objections received and character of the surrounding area with regards to how similar premise operate?

The Committee received verbal representation from the applicant Steve Wheeler of Beer and Gin. The applicant gave details of how the premises would operate as an A4 use as well as procedure that would be implemented by staff on site to manage anti-social behaviours and dispersing crowds at closing time.

No objector was present submitted.

Councillor Hooks raised questions regarding the opening time and how would it be enforced?

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

FOR: Councillors Clarke, Hooks, Klier, Bernards, Paschoud,

Motion was passed unanimously.

4. ST DUNSTAN'S JUBILEE SPORTS GROUND AND CLUB HOUSE, CANADIAN AVENUE, LONDON, SE6 4SW (Item 4 on the agenda)

At the beginning of this section Councillor Clarke (Chair) excused herself from the meeting Councillor Hooks (Vice-Chair) took chair the meeting.

The presenting officer Michael Johnson outlined details of the proposal as the reorganisation of playing fields and parking facilities at St Dunstan's Jubilee Ground, Canadian Avenue, SE6 comprising of a reduction in the number of astro football pitches from 11 to 6; the provision of replacement floodlighting and fencing; construction of an artificial turf hockey/football pitch with associated floodlighting, fencing, paving and landscaping; reinstatement. This was followed by questions from Councillors Paschoud, Hooks, and Klier.

Questions were about has there been previous or ongoing complaints about the impact of existing floodlights on neighbouring properties? Has the applicant provided a responsible management strategy for the floodlights and does this include options to be reviewed and be readjusted in the future? What are the hours of use? How many days a week would the site be in use? Are there any allocations for community use?

The Committee received verbal representation from the agent Florine Florea from Renew planning Limited. Mr Florea gave details of how the site would be managed and operated including the name and contact number of the site supervisor being available for local residents to make their complaints to. He further explained that the proposed floodlights were design to have the lowest possible spill levels while being in being usable for its intended operation and gave details of the type of activities that would be ongoing at the site.

Councillors Paschoud and Klier asked questions regarding the possibility of adjusting the proposed floodlights if ever the spills were found to be a nuisance to nearby resident? How will noise levels from the site be managed?

The committee received verbal representation from objector Steven Gilbert a resident of Canadian Avenue representing residents of Canadian Avenue. Raised objections to the increase floodlight height resulting in more lightspill into nearby properties. A restriction of use should be placed on the proposed hockey pitch not to be used for football. Using the

pitch so close to the properties for football would generate more noise nuisance as people cheer and the balls hit the enclosure.

Councillors recommended the addition of a new condition requesting a light spill assessment is carried out from nearby residential buildings to measure the impact of light spill on residential properties and determine if these were in compliance with technical standards. The measurement should be carried out three months post installation.

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

FOR: Councillors Hooks, Klier, Bernards, Paschoud

Motion was passed unanimously.

#### 5. 125 – 131 KIRKDALE, LONDON, SE26 4QJ (Item 5 on the agenda)

The presenting officer Michael Johnson outlined details of the proposal as the demolition of the existing Windmill Public House at 125 - 131 Kirkdale SE26 and the construction of a part three/part four storey building comprising 2 one bedroom and 7 two bedroom self – contained residential units (Class C3), and a public house (Class A4) with ancillary floorspace at ground floor, together with associated cycle parking, landscaping, and amenity space. This was followed by questions from Councillors Paschoud and Bernards.

Questions were on what weight was given to the property's Asset of community value? Why did the consultation letter not include the site's commonly known name as 'The Windmill'? What are the changes proposed regarding the ground floor A4 unit? Are there any tenants lined up to take over the running of the pub?

The Committee received verbal representation from the applicant Mr Koszyczarek. The ground floor would accommodate an A4 public house, which would measure an internal area of 368sqm, compared to the existing 402sqm. The layout of the pub is largely indicative at this stage as a future occupier has yet to be identified. A 30sqm office (B1a Use) was originally shown to the rear of the building, however following officer concerns relating to the siting of the office and need for such use, and the applicant has amended the scheme to show the space as ancillary to the public house.

The Committee received verbal representation from objector Annabel McLaren, Chair of the Sydenham Society. Raised objections to the proposed use as it would result in the loss of a community space that is currently a valued community asset. The community would not benefit from the proposed works. The design would also conflict with the design of surrounding properties.

Councillors recommended the addition of a new condition which requires the applicant to submit marketing details of the proposed pub's management before the residential units can be occupied.

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

FOR: Councillors Hooks, Paschoud and Klier

AGAINST: Councillors Bernards

RESOLVED: The motion was passed

6. 10 EDDYSTONE ROAD, LONDON, SE4 2DE (Item 6 on the agenda)

At the beginning of this section Councillor Clarke (Chair) returned to the meeting and assumed the role of chair.

Councillors voted unanimously to suspend standing orders as the meeting was likely to overrun during the discussion of this section.

The presenting officer Michael Johnson outlined details of the proposal as the demolition of existing dwelling house and construction of a two - storey dwelling house together with refuse and cycle storage and associated front boundary alterations at 10 Eddystone Road, SE4.

The Committee received verbal representation from the applicant Nina Soar Agent Robin Phillips of Conibere Phillips Architects. The scheme is a formation of the existing planning permission DC/15/094108 (approved under delegated authority 16 March 2016, which also incorporates Prior Approval application DC/16/095365) and the removal of the front and rear walls as confirmed lawful under grant of Lawful Development Certificate DC/16/099820.

The Committee received verbal representation from the objector Mary Harris a neighbour at No.8 Eddystone Road. The objection was based on the impact the proposed demolition would have on the structural stability of her property.

Councillors note the presence of rooflights on the neighbouring property.

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

FOR: Councillors Paschoud, Hooks and Bernards

ABSTAINED Councillors Klier, and Clarke

RESOLVED: Motion was passed

The meeting ended at 22:15pm. Chair Suzannah Clarke

20<sup>th</sup> July 2017