

Committee	STRATEGIC PLANNING COMMITTEE	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date: 08 February 2018

## MINUTES

To approve the minutes of the meeting of the Strategic Planning Committee held on the 12 December 2017.

### LONDON BOROUGH OF LEWISHAM

MINUTES of the meeting of the STRATEGIC PLANNING COMMITTEE held in THE COUNCIL CHAMBERS, LEWISHAM TOWN HALL, CATFORD SE6 on Tuesday 12<sup>th</sup> December 2017 at 7:39PM.

PRESENT: Councillors: De Ryk (Chair), Paschoud (Vice-Chair), Bonavia, Reid and Coughlin

APOLOGIES: Councillor: Clarke

OFFICERS: Emma Talbot - Head of Planning, Michael Forrester – Major & Strategic Project Manager, Paula Young - Legal Services and Renee Hayles - Planning Committee Co-ordinator.

#### 1. DECLARATION OF INTERESTS

No interests.

#### 2. MINUTES

Councillor De Ryk (Chair), asked if Members agreed that the Minutes of the Strategic Planning Committee meeting held on Wednesday 18<sup>th</sup> October 2017 were a true and accurate record. Members agreed and the minutes were signed by the chair.

#### 3. FORMER TESCO'S CAR PARK, 209 CONNINGTON ROAD

Michael Forrester presented the following planning application (DC/17/101621):

Construction of three buildings, measuring 8, 14 and 34 storeys in height, to provide 365 residential dwellings (use class C3) and 554.sqm gross of commercial/ community/ office/ leisure space (Use Class A1/A2/A3/ B1/ D1/ D2) with associated access, servicing, energy centre, car and cycle parking, landscaping and public realm works at the former car parks, Tesco Store, 209 Conington Road SE13.

An addendum report was circulated and explained by Emma Talbot.

Questions by Members followed including discussions relating to financial viability, the height of the building in relation to existing surrounding buildings, whether Lewisham Station has the capacity to operate with the influx of new residents from the new development and when the new improvement works to the station will be seen. Concerns were also raised in regards to the height of the building and the cumulative impact of the height of the building. Michael Forrester addressed the points raised in regards to height. Emma Talbot addressed the points in relation to Lewisham Station.

The committee received verbal representation from the applicants Jamie Pearson (Meyer Homes) and Julian Barrett (EPR Architects). Questions by Members followed relating to the detailing on landscaping, transport capacity discussions with Network Rail, affordable housing and additional funding to increase the level of affordable housing. Concerns were also raised regarding the height of the building and possibly opening up the top of the building as a viewing platform.

The committee received verbal representation from 5 objectors; Nick Patton, Geoffrey Turley, Katie & Paul Walsh, Geoffrey Flemming and Claire Gipton. Their representations were in relation to concerns about the height and shape of tower B1, the impact on transport, height of the island building, lack of affordable housing and Lewisham's housing need, noise from the building works, piling works, overshadowing from existing buildings, lack of consultation, the increase in the number of blocks of flats within the vicinity, interest from international investors, the impact of platform 4 at Lewisham Station not being opened, the space between the buildings, loss of privacy and outlook and the cleaning up the river. Questions by Members followed including the no. of houses in Silk Mills Path and communications received regarding the development. Michael Forrester clarified points regarding international investors, privacy and consultation.

Questions by Members followed relating to the GLAs response to affordable housing and Network Rails involvement.

Councillor Bonavia suggested to move a motion to reject the application as it does not meet the Council's policy target and he also raised concerns in relation to transport.

Further discussion took place with Emma Talbot explaining the reasoning behind application deferral.

Councillor Bonavia moved a motion to defer the application. It was seconded by Councillor Paschoud.

Members voted as follows:

FOR: Councillors De Ryk (Chair), Paschoud (Vice-Chair) Bonavia, Reid and Coughlin.

DEFER: The decision was deferred to allow:

1. A review of the affordable housing mix so that it is locally sensitive;
2. Height of building B1 to be reviewed taking into account its ability to provide public benefit ;
3. A review of the landscaping and for a creative and innovative space to be created;
4. What the long-term benefit to Lewisham is;
5. Transport capacity;
6. Improved consultation with neighbours and the developer;
7. Consultation on small mitigating measures to Silk Mills Path
8. Evidence of local demand for workspaces and discounted properties

## 9. Impact on infrastructure

The meeting ended at 9:57pm.