

Committee	PLANNING COMMITTEE (C)	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date: 22 FEBRUARY 2018

MINUTES

To approve the minutes of the meeting of Planning Committee (C) held on the 23RD November 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 23rd November 2017 at 7.30pm.

PRESENT:	Suzannah Clarke (Chair), Simon Hooks (Vice-Chair), Luke Sorba, Sue Hordijkeno, Peter Bernards, John Paschoud, Brenda Dacres, Liam Curran
OFFICERS:	Michael Forrester- Planning Service, Paul Clough - Legal Services, Joshua Ogunleye - Committee Coordinator, Geoff Whittington – Planning Service, Catherine Patterson - Highways Service,
APOLOGIES:	Helen Klier, 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 12th October 2017 were discussed. Councillors raised the following amendments need to be made.

It should be noted that in Item 5 Councillor Clarke questioned why the original roof design and height would not be retained to avoid disruption to the streetscene.

It should be corrected, in Item 3 Councillor Hordijkeno was recorded as seconding the motion but her vote was not recorded.

It should be corrected in Item 5 it was recorded that Councillor Bell moved a motion this was not the case as Councillor Bell no longer sits on Planning Committee C. The minutes should be amended to reflect the correct mover.

It was agreed that corrections should be made to accurately reflect the committee's proceeding.

3. SYDENHAM GAS HOLDER STATION, BELL GREEN, LONDON, SE26 4PX (Item 3 on the agenda)

The presenting officer Michael Forrester outlined the details of the scheme. The application seeks consent for the demolition of the existing gasholders and associated equipment, and a comprehensive redevelopment that would include the construction of retail and commercial units, together with the construction of a 2-storey depot and compound area for Southern Gas Network (SGN).

The largest unit (A) would be centrally located directly to the rear of Livesey Hall (a Grade II Listed Building.) The A1 retail unit is currently planned to be operated by Aldi, and would deliver up to 50 jobs. A loading bay area would be sited to the rear, with 100 car-parking spaces to the south. Two smaller single-storey commercial units (B and C) would lie to the southern edge of the site fronting Alan Pegg Place, set within a hard and soft landscaped area that would provide outdoor seating for customers. The two units would be capable of providing employment for 25-33 full and part-time jobs. At the time of writing this report, there were no proposed end users for either unit.

The presenting officer answered questions from Councillors Paschoud, Dacres and Sorba, Curran, Clarke and Hooks in relation to the intended users of the retail units, traffic movement, job creation and amount of retail space in relation to the limit set within the Core Strategy.

The Council's highways officer Catherine Patterson answered questions from Councillors Paschoud, Curran and Sorba in relation to traffic levels from 2001 and change to date and the impact on neighbouring streets. Following the Highway officer's comment that there has been a decline in traffic levels Councillors asked for clarity on how the trend in this data presented itself. Councillors note proposed SGN site has more than 12 parking spaces and made enquiries as to why a B1 unit would exceed the maximum parking space of 12 outlined in the London Plan.

The highways officer explained the road network in this area is not a TFL road as such does not take priority on the road network.

The Committee received verbal representation from the applicant's agent Alister Henderson and the transport consultant Chris Eliot. Mr Henderson gave details of the development the development and how the site would be managed in terms of traffic management and vehicle access. How the site is significantly constrained by an existing Benzene wall that cuts through the site and how the proposed Scoot traffic system would help manage traffic movement. Mr Henderson explained parking would be designed into the site and suggest the access road where cycle friendly and are close to local transport networks.

The applicant's teams received questions from Councillors Dacres, Paschoud, Clarke, Hooks, Curran, and Sorba with regard to the constraints that have dictated the site layout, factors in managing traffic movement and impact on neighbouring streets, how the SCOOT system works and job creation.

The Committee received verbal representation from the objectors Alice Evans a Perry Vale residents and a member These Streets Belong To Us and Barry Milton of the Sydenham Society. Objectors raised concern to the loss of the gasholders that forms part of the street historical character. The proposed retail unit would be inappropriate for the site and would the proposed scale would breach the Core Strategy limits for retail floorspace. The proposed retail development would give rise to increased air pollution concerns arising from greater levels of vehicle movement and stopping within

the area. The proposed scheme has no architectural merit that is complementary to the character of the grade two listed building and should be refused.

The objectors received question from Councillors Hooks, and Curran in reference to traffic and air pollution and whether they would support alternative forms of development.

Barry Milton explained the objectors would like to see a positive development on the site and would welcome housing development that complement the existing gas stores.

At 21:15 the chair advised members of the public in the audience that the Items 6 and 7 on the agenda would not be heard due to the meeting overrunning.

Councillor Allan Hall addressed committee under standing orders and explained the proposed development should be refused for the following reasons. The development would be inappropriate for the context due to its close proximity to the existing grade two listed building. The listed building has a high architectural merit and quality and the proposed development would compromise this.

Following deliberation by Councillors, Councillor Paschoud moved a motion to reject the officer's recommendation to grant planning permission, for the following reasons.

1. The proposed development by reason of its mass, siting and design would result in a detrimental impact on the setting of the nearby Grade II listed Livesey Hall.
2. The proposed development's traffic output impact would result in a detrimental form of development that would result in harmful impact on highways
3. The proposal would be considered as overdevelopment of the proposed site and would be contrary to the Core Strategy and would adversely impact the neighbouring town centre
4. The increased vehicle movement would adversely harm air quality and compromise the air quality for nearby residents.

It was seconded by Councillor Dacres.

FOR: Councillors Clarke, Bernards, Curran, Paschoud, Dacres, Hordijkeno, Hooks and Sorba

Motion was passed unanimously.

4. LAND ADJACENT TO 26 MARNOCK ROAD, LONDON, SE4 1EU (Item 4 on the agenda)

The presenting officer Michael Forrester outlined details of the proposal as the demolition of the two existing garage blocks (for 11 vehicles) on land to the west of 26 Marnock Road to facilitate the construction of six, three storey, four-bedroomed terraced houses.

The presenting officer answered questions from Councillors Paschoud, Hooks and Curran with regard to separation distances, overshadowing impacts, and access into the existing flats.

The Committee received verbal representation from the project's Architect Phillip Hanley and the Lewisham Homes project Manager Kelvin Barker. Mr Hanley gave details of the development the development and how the site would be managed. The application was made by Lewisham Homes on behalf of the Council. The application site is located on the south side of Marnock Road, and also south of the railway line running from Crofton Park to Catford stations and North West of the junction with Brockley Grove and Crofton Park Road. Marnock Road is one-way with traffic travelling in a north-western direction.

The site is to the rear of a three storey block of flats fronting Brockley Road (Flats 1-27 Brockley Grove) and comprises an outdoor laundry drying enclosure and two garage blocks (for 11 vehicles) which are accessed via a central access road leading from Marnock Road. There are also small grassed areas and semi-mature trees.

The applicant received answered questions from Councillors Paschoud, Hooks, Sorba and Curran with regard to existing occupants for the garages and why parking surveys were carried out at night.

The highways officer explained the night time parking survey gives the most accurate account of how residential vehicles are parked on the nearby street as it is unlikely to include commuter vehicle.

The Committee received verbal representation from the objectors Sandy Averell a local resident. Objectors raised the following concern on the loss of secure design as the development would block their views of the street. The development would be overbearing based on its height and would result in increased overshadowing on the existing properties.

At 21:55 the Chair informed committee that the ongoing meeting would overrun past 22:00 before the remaining applications can be consider and moved a motion to suspend standing orders. The motion was passed unanimously

Councillor Chris Barnham addressed committee under standing orders and explained the proposed development should be refused for the following reasons. The development would be inappropriate for the context due to its close proximity to the existing building. It would does not fit in with the character of the existing street scene.

The presenting officer was questioned Councillors Paschoud, Sobra with regard to the removal of permitted development rights. This was answered by the presenting officer as to control the layout and amenity relationship of the development to neighbouring occupiers.

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

FOR: Councillors Clarke, Bernards, Jacca, Bernards, Paschoud, Hordijenko, Dacres and Sorba

Motion was passed unanimously.

5. 165 UPPER BROCKLEY ROAD, LONDON, SE4 1TG (Item 5 on the agenda)

The presenting officer Michael Forrester outlined details of the proposal as the application is the second minor material amendment to the originally approved planning permission from 2014. The first amendment (2015) altered the internal layout, massing and window locations. The current proposal intends to increase the massing of the building but the internal layout, and window locations

remain the same as the first amended proposal. The design has remained consistent throughout in terms of materials.

The presenting officer answered questions from Councillors Paschoud, Hooks, Sorba and Curran.

The Committee received verbal representation from the application's agent Mr Andrew Blades. Mr Blades gave details of the site's history, and an overview as to what the scheme hope to achieve.

The applicant received answered questions from Councillors Sorba, Paschoud and Curran with regard to the need to increase the height of the building and which alterations had been carried out to the windows.

The Committee received verbal representation from the objector James Tilly a neighbour and Chris Johnson of the Brockley Society. Objectors raised the following concern of increased overlooking from the revised window arrangements. The objector requested conditions to secure the south side windows to be obscured glazed fixed shut and retained in perpetuity.

Members sought clarity on the interpretation of previous condition which required a window to be opaque glazed to establish is a translucent glazed windows would be acceptable.

Following deliberation by Councillors Paschoud moved a motion to accept the officer's recommendation with addition of the proposed condition, and grant planning permission. It was seconded by Councillor Hooks.

FOR: Councillors Dacres, Paschoud, Hooks

AGAINST: Councillor Clarke, Bernards, Hordijenko, Curran, Sorba

RESOLVED: The motion was defeated

The legal service officer Paul Clough, noted it might not be possible to add a condition to the proposed windows as it was not certain when the south elevation windows were approved.

Following deliberation by Councillors, Councillor Curran moved a motion to defer the application until more information concerning the windows in question had been submitted to officers. It was seconded by Councillor Hordijenko.

FOR: Councillors Bernards, Clarke; Paschoud, Dacres, Hordijenko, Sorba and Curran

AGAINST: Councillor Hooks

RESOLVED: The motion was passed

The meeting ended at 22:50pm. Chair Suzannah Clarke

23rd November 2017

