

Appendix A

MAYFIELDS HOSTEL, 47 BURNT ASH HILL, LONDON, SE12 0AE

DC/17/103886



Drop-in Session Minutes

13th December 2017

Drop-in Session Minutes: Mayfields Hostel, 47 Burnt Ash Hill, Lee, SE12 0AE

Date: 13th December 2017

Time: 6.30pm to 8.00pm

Attendees

Planning department: Michael Forrester (Major and Strategic Projects Officer)
David Robinson (Senior Planning Officer)

Applicant (Lewisham Homes): Suzannah Taylor
Femi Adenusi
Kelvin Barker

Applicant's Team: Mark Rintoul (RSHP Architects)
Lorna Jackson (RSHP Architects)

- Nine members of the public attended the drop-in session
- Local councillors were invited however were unable to attend on this date

The meeting began with attendees reviewing the material brought along by the applicant and the applicant's team; following this, a more formal discussion was held to allow attendees from the public to outline their concerns with the proposed scheme and discuss with the applicant, the applicant's team and members of the planning department.

The points raised by members of the public during discussion are categorised, and outlined below:

Trees

- Concerns were raised over the amount of trees being removed. It was stated that the quantum of development was being driven by numbers and not by a desire to retain existing trees on site
- Where does the proposal fit in with the Mayor for London's "Greener London" proposals?
- How are trees graded?
- Even low quality trees have value
- Why do so many trees have to be removed?

Height and design

- The scale of the development is being driven by numbers
- The proposed height is alarming
- The proposed building would be two storeys higher than the church
- An image was shown to the applicant team showing a line drawn through the ridge of Swallow Court and the church, indicating that the proposed development would be taller than the established building line
- Concerns regarding the use of colour on the proposed cladding
- Could the colour of the cores be changed from orange?

Impact on neighbour amenity

- What will the impacts be on the properties to the rear of the application site in terms of noise, loss of privacy and light spillage?

Parking

- There are always around 8 cars parked at the front of Mayfields Hostel
- There is insufficient parking for the number of units proposed
- Parking will spill onto Burnt Ash Hill and surrounding streets. It was stated that parking is already a problem in the area and many people have to drive some distance to park
- There have been instances when owners of vehicles in surrounding residential streets have been unable to move their vehicle from their drive as they have been blocked in
- There is a particular strain on parking on Sundays when people arrive to go to church. Elderly people may have to park some distance away and walk to church
- Particular concerns regarding the family units not having a parking space. Car use is a necessary part of family life and Lewisham Homes cannot prevent occupants of the site owning cars and parking these elsewhere
- Parents will need cars to take children to school, particularly if no school spaces are available in the immediate locality
- If a Controlled Parking Zone is introduced in the future, this would further limit the number of unrestricted parking spaces available for future occupants of the proposed development

Children's playspace

- The proposed degree of playspace is insufficient for the likely 140 children who would live on site
- Concerns over how the proposed community space / playspace would be managed

Strain on local services

- The proposed development would put a strain on local services such as dentists and GP surgeries
- How would enough school places be provided for the number of children who are likely to live on the proposed development?
- It was stated that the attendees were not aware of any plans for any of the surrounding schools to expand

Crime and anti-social behaviour

- Currently drug needles and other rubbish is thrown over the boundary into the rear gardens of properties on Pitfold Road – how would this be prevented in any future development?
- How would drug dealing and other anti-social behaviour be prevented in any future development?

Modular construction

- Why is modular construction being proposed on this site?
- The use of modular construction was the reason why a development of this scale could be proposed on the application site

Other

- Concerns were raised that the public were misled at consultation stage regarding the number of trees that were to be removed
- The proposed development involved a change of use and should be referred to the Mayor of London
- Is it good practice for Lewisham Homes to have so many affordable homes grouped together in one development with no private housing provision? Concerns over how future occupants would be regarded by the surrounding community
- It was stated that there was a preference that the land remained in council ownership
- Would tenants have the right to buy the properties after 5 years?

It was stated following the discussion that the attendees would be submitting a further joint objection letter to be with the Planning Department for early to mid-January 2018.