

Committee	PLANNING COMMITTEE (A)	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date: 28 March 2019

## MINUTES

To approve the minutes of the meeting of Planning Committee (A) held on the 7 February 2019.

### **LONDON BOROUGH OF LEWISHAM**

#### **MINUTES of the PLANNING COMMITTEE (A) THURSDAY, 7 FEBRUARY 2019 - 7.30 PM**

PRESENT: Councillors Abdeslam Amrani (Chair), Peter Bernards, Juliet Campbell, Mark Ingleby, Jacq Paschoud, Luke Sorba, James-J Walsh

APOLOGIES: Councillors Liam Curran and Paul Maslin.

### DECLARATION OF INTERESTS

Councillor Obajimi Adefiranye declared that he will be participating in the debates on item 3 of the agenda.

### MINUTES OF THE PREVIOUS MEETING - 01 November 2018

#### RESOLVED:

That the Minutes of the Planning Committee (A) meeting held on 01 November 2018 be approved as an accurate record of the meeting subject to correction with regard to the refusal decision on planning application DC/18/105484 to show Councillor Sorba abstained. Also corrected is a reference on page 8 Line 13 to Councillor Walsh.

### 1 WICKHAM GARDENS, LONDON, SE4 1LY

PROPOSAL: The installation of replacement timber windows and , the removal of a door on the front & rear elevation and replacement with brickwork, removal of a window on the rear elevation and replacement with a timber door, the insertion of rooflights to the front, side & rear roofslopes and the construction of dormers on the side roofslopes.'

RECOMMENDATION: GRANT PERMISSION subject to conditions

Angus Saunders (Area Planning Team Leader) presented the details of the application and answered Members questions.

The architect, acting as agents for the applicant, presented their case.

Councillor Adefiranye spoke under Standing Orders in his capacity as a ward councillor. He confirmed he was not seeking for the application to be refused but that he sought amendments to the proposed dormers and a roof light. In response Mr Saunders explained the recommendation considered the dormer to not be harmful, due to its size and location.

Councillors Walsh and Sorba discussed the removal of the rooflight. In response Mr Saunders stated that SPDs are guidance to be applied flexibly and that the degree of harm arising from the rooflight is a subjective matter for committee members to consider.

Councillor Walsh moved to approve the recommendation with an informative flagging Members' concerns about the rooflight. Councillor Sorba seconded the move.

DECISION: Grant planning permission as recommended with an additional informative.

FOR: Councillors Amrani, Bernards, Campbell, Ingleby, Paschoud, Sorba and Walsh

AGAINST: None

ABSTAINED: None

#### 42 DEPTFORD HIGH STREET, LONDON, SE8 4AF:

PROPOSAL: 'The change of use of the ground floor of 42 Deptford High Street, SE8 from Use Class A1 (retail) to Use Class A3 (restaurant / cafe) facilitated by the installation of a replacement shopfront, together with the installation of replacement front and rear windows and doors, the installation of a replacement front dormer, a new rear dormer and the construction of a two storey rear extension at first and second floor levels to create a one bedroom self-contained unit.'

RECOMMENDATION: Authorise the Head of Planning to GRANT PLANNING PERMISSION subject to conditions, including those set out below and with such amendments as are considered appropriate to ensure the acceptable implementation of the development.

Russell Brown (Planning Officer) presented the details of the application and answered Members questions.

Councillors Paschoud, Sorba and Ingleby noted the impacts restaurants can have on the living conditions of neighbours. Councillor Paschoud sought clarity on the proposed use.. Councillor Bernards queried the sale of alcohol. Councillor Walsh made reference to the disturbance from delivery vehicles. In response Mr Brown drew Members' attention to the recommended conditions that sought to manage and mitigate such impacts, following Agent of Change principle. He explained that the current proposal is for A3 use and confirmed the Council has Licencing powers; he also explained the scale of the A3 use would not be likely to give rise to unacceptable amounts of delivery vehicle activity.

Mr O'Sullivan (applicant) presented his case, emphasising the regeneration aspect of the proposal, bringing a vacant building into use and answered Members questions.

Ms Doran (objector) raised a number of issues including the impact of the proposed structure, the loss of retail use and the impact of a restaurant on living conditions with regards to noise, smell and litter. In response Mr Brown confirmed the issues raised in those objections have been addressed in the recommended conditions.

In the ensuing Member's discussion, a motion was put forward by Councillor Ingleby to approve the application subject to the management plan being approved by the Planning Committee. Seconded by Councillor Walsh.

DECISION: Grant planning permission as recommended with an additional informative advising that the future application to discharge the management plan condition will be decided by Planning Committee.

FOR: Councillors Amrani, Bernards, Campbell, Paschoud, Sorba, and Walsh

AGAINST: Councillor Ingleby

ABSTAINED: None

HEATHSIDE AND LETHBRIDGE ESTATES (PHASES 5 &6) BLACKHEATH HILL,  
LEWISHAM RD., LONDON, SE10

PROPOSAL: 'Application submitted under Section 73 of the Town and Country Planning Act 1990 for minor material amendments to the planning permission DC/09/72554 dated 22 March 2010, as amended by: DC/10/75267 dated 29 September 2010, DC/10/75395 dated 27 January 2011, DC/12/81165 dated 24 January 2013, DC/14/087835 dated 18 August 2014, DC/14/087335 dated 28 October 2014, DC/15/090624 dated 21 April 2015, DC/15/092670 dated 21 August 2015, DC/17/101616 dated 19 June 2017, DC/17/101686 dated 24 August 2017, DC/17/104709 dated 1 December 2017 and DC/18/106053 dated 29 March 2018, for the redevelopment of the Heathside and Lethbridge Estates, Blackheath Hill and Lewisham Road SE10, comprising outline planning permission (Phases 2-6) for up to 512 square metres of retail floorspace, 768 square metres of community floorspace, an energy centre and 1,054 residential units in buildings ranging from 3 to 17 storeys in height, together with car and cycle parking, associated highway infrastructure, public realm works and provision of open space and detailed planning permission (Phase 1) for the redevelopment of land fronting onto Blackheath Hill for 138 residential units in buildings ranging from 4 to 7 storeys in height, together with car and cycle parking, associated highway infrastructure, public realm works and provision of open space; to allow for changes to layout, footprint, massing and an increase in height of blocks H and I, additional 34 residential units to Phases 5 and 6 and wider associated amendments to parking, playspace and landscaping.'

RECOMMENDATION: Upon the completion of a satisfactory Deed of Variation to the original Section 106, in relation to the matters set out above, authorise the Head of Planning to Grant Permission subject to conditions.

David Robinson (Planning Officer) presented the details of the application and answered Members questions.

Councillor Walsh requested it be flagged with the Strategic Housing Department that service charges are also affordable.

Mr. Griffiths (architect) presented his case. In response to a question from Councillor Bernards, he confirmed the final number of car parking spaces are flexible and could be increased if requested.

A motion to approve was put forward by Councillor Paschoud and seconded by Councillor Campbell.

DECISION: Grant planning permission as recommended

FOR: Councillors Amrani, Bernards , Campbell, Ingleby, Paschoud, Sorba, and Walsh.

AGAINST: None

ABSTAINED: None

15A BLACKHEATH VALE, LONDON, SE3 0TX:

PROPOSAL: 'The construction of an extension and installation of a glazed balustrade at first floor level to the rear of 15A Blackheath Vale SE3, together with alterations to the front, side and rear elevations and the installation of roof lights to the front and rear roof slopes.'

RECOMMENDATION: Grant Permission subject to conditions.

Mr Saunders presented the details of the application and answered Members questions.

Councillor Ingleby raised a question regarding paragraph 7:19 of the information pack (Page 94) on the level of noise and its impact on the privacy and amenities of the neighbors.

Planning Officer Saunders explained that Local authorities are responsible to take into account statutory noise nuisance as covered by environmental health legislation and in case of anti-social behaviour this will be addressed by other departments and not appropriate for planning to delve into.

The applicant was invited by the Chair.

The architect spoke in favour of the proposal. In response to a question from Councillor Ingleby he explained that they intended the materials to differ from the existing property.

Councillor Paschoud raised a question about the access inside to the new proposed extension. The Architect informed the committee that off the landing one would walk through the dressing area and onto the new extension (Bedroom).

Mr Clark (objector) spoke raised a number of issues including the harm the extension would have on his amenity in terms of a sense of enclosure.

In the ensuing Members discussion, Mr Saunders provided answers to Councillors Paschoud and Bernards queries about what constitutes an unacceptable sense of enclosure and what are suitable privacy screens. A motion to approve was put forward by Councillor Paschoud and seconded by Councillor Campbell.

DECISION: Grant planning permission as recommended

FOR: Councillors Amrani, Campbell, Ingleby, Paschoud, Sorba, and Walsh.

AGAINST: None

ABSTAINED: Councillor Bernards