

Committee	STRATEGIC PLANNING COMMITTEE	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date 26 March 2019

MINUTES

To approve the minutes of the meeting of Strategic Planning Committee held on the 14 February 2019.

MINUTES of the meeting of the STRATEGIC PLANNING COMMITTEE held in Rooms 1 and 2, Civic Suite, CATFORD SE6 on Thursday 14th February 2019 at 7.30 pm

PRESENT: Councillors: Paschoud (Chair), Smith, Bell, Brown, Clarke, Ogunbadewa, Reid and Walsh

APOLOGIES: Councillors: Amrani

OFFICERS: Michael Forrester – Major & Strategic Projects Manager, Kheng Chau – Legal, Gareth Clegg – Planning Officer and Alison Bradshaw - Planning Committee Co-ordinator.

1. DECLARATION OF INTERESTS

Cllr Smith declared that he had significant involvement in the scheme during his role as Cabinet Member for Regeneration. Therefore he intended to withdraw from the meeting in case of any perceived conflict of interest.

2. MINUTES

Councillor Paschoud (Chair), asked if Members agreed that the Minutes of the Strategic Planning Committee meeting held on 18th December 2018 were a true and accurate record. Members agreed, subject to minor amendments being undertaken and the minutes were signed by the Chair.

The minutes of 17 July 2018 were also agreed.

3. LEWISHAM GATEWAY, LEWISHAM HIGH STREET, LONDON SE13 – RESERVE MATTERS PHASE 2

Michael Forrester presented an overview of the scheme. He advised members that the main committee report should be read in conjunction with the two addendums previously circulated to members. He stated that the height of the buildings had already been considered as part of the 2018 Outline planning permission.

Cllr Reid requested clarification of the design process undertaken for Phase 2. Mr Forrester explained that the applicant had undertaken extensive pre-application advice that was considered more rigorous than that undertaken for Phase 1.

Cllr Clarke raised concerns about the changes in land levels near the area, particularly around Confluence Place. Mr Forrester advised members that he could arrange a visit for them to assure themselves of the safety of the site.

Cllr Paschoud raised concerns about the space shared between pedestrians and cyclists. He was advised that a condition could be added that required the developer to monitor and review usage across two years.

Michael Auger (Lewisham Gateway Developments Limited (LGDL)), Rick De Blaby (Get Living), Jan Shelhoff (UN Studio) and Keith Lyon (Vinotec Social), representing the applicant team, presented their scheme.

Cllr Bell requested details of the proposed cladding and insulation. He was assured that the cladding was of a non-combustible material and takes account of the current Hackett advice.

Cllr Clarke queried the design of the green roofs and children play spaces together with details of the maintenance of the living roof spaces. Adrian Judd, the landscape architect, explained that the play areas was designed for younger residents based around climbing and imagination play. The raised planters would be watered in the traditional way. There would be a wide area for drought tolerant wild flower meadows. It would not be possible to plant street trees due to the challenge of many underground sewers in the area.

Cllr Walsh raised concerns about how the space integrates into the local area and requested information about the wind tunnel testing. The applicant team explained that the scheme was not a gated community. Visitors would be encouraged as the retail units required footfall as the rents are based on a percentage of turnover. Rigorous, laboratory based wind tunnel testing had been undertaken and independently verified by Lewisham's experts.

As part of the outline application, the foot space was increased to make space for suitable bus stops. The transport interchange study has been agreed by TFL together with the final position of the bus stops. Provision of adolescent play space is in accordance with the GLA guidelines

Geoff Thurley (The Ladywell Society) addressed the committee. His concerns related to the height of the building, use of gold panels that could be considered brash and overpowering, the unsuitable location of the children play area not in a suitable location and impractical access to Cornmill Gardens. He also raised concerns that the wind tunnel results were tolerable rather than acceptable.

Nick Patten (The Blackheath Society) read from a prepared statement already circulated to members.

Mr and Mrs Walsh, local residents, addressed the committee. They explained that their property had been damaged by Phase 1 of the scheme and requested noise, vibration and air quality monitors on their property and surrounding area. They requested completion of the Phase 1 landscaping before starting Phase 2 and that more tree planting was required to mitigate construction effects.

Mr Robertson, a local resident, raised concerns that the London Living Rent is far too expensive for the majority of Lewisham's residents.

Cllr Reid expressed her sympathy with Mr Walsh's position and would be taking discussions forward with him in private.

Cllr Brown asked how the decision on materials used would be decided. Mr Forrester explained that the materials would be formally submitted and could be conditioned to come before this committee for decision. Cllr Walsh stated that material usage and colours should be considered by the committee.

Agreement to spend standing orders at 21:24.

Cllr Ogunbadewa moved a motion to recommend grant of the scheme, with a condition that the precise finishing materials and treatment of the eastern boundary are brought back to committee. It was seconded by Cllr Paschoud.

Mr Forrester volunteered to arrange a visit to look at a range of buildings to assist decisions regarding materials and colours.

Members voted as follows for motion of grant with additional conditions:

FOR: Councillors Paschoud (Chair), Ogunbadewa, Reid, Bell, Clarke and Walsh

AGAINST: Councillors Brown.

Planning permission is granted with recommendations in the report.

Meeting closed at 22:07