

Appendix 1

Local Meeting Wednesday 26th June 2019 – Deptford Lounge

Planning permission and Listed Building Consent for alterations in connection with the conversion of the upper floors of No 184 New Cross Road, SE14, into 2 one bedroom, self-contained flats, a two bedroomed self-contained flat and a one bedroomed self-contained maisonette with study, together with the reconfiguration and retention of the existing public house at ground and basement level and the provision of two lantern lights to the flat roof at the rear of the existing public house. (DC/18/106611 & DC/18/106613)

Participants:

Cllr Joan Milbank (Chair)

Alfie Williams (Case Officer)

Angus Saunders (North Team Leader)

Mark Batchelor (Agent for applicant)

Minutes of the meeting

Cllr Milbank – gave a short introduction and thanked those in attendance for making the effort to come to the meeting, a brief introduction as to who is present at the meeting with apologies for Cllrs Sorba and Bell;

Cllr Milbank - Asks the planning team for some clarification on what happens after the meeting and the proposed timeframe for any decision to be made.

Alfie Williams – Explains that that this meeting is a change to ask the planning team questions about the planning processes for the application and questions relating to the current application should be directed to the agent (Mark Batchelor).

Additionally it was also added that this meeting would not come to any conclusions on the current application, but the purpose of the meeting was to give those who have made representation on this application an opportunity to voice their opinions.

Mark Bachelor - Gives a brief introduction about the company he is representing (Wellington Pub Company), highlighting the importance of working in collaboration with the local community.

Brief background as to why the landlord has submitted these plans

- the tenancy agreement with the current tenants expired December 2018
- Helps the council meet current housing objectives in the borough
- The applicant is a pub operator and wants the pub to work as a successful business in the long term

- High demand for lock up pubs, evidenced in viability assessment undertaken by Savills – also highlighting the need for investment in the pub
- Same trading floorspace, same food and drink offer.
- Noise Impact Assessment was conducted and recommended conditions relating to sound insulation, a restriction to the opening hours and prevention of live amplified music.
- Conservation Officer and Historic England have no objection to the internal alterations.

At this stage of the meeting the chair opened the floor to the public to ask both parties questions, as aforementioned those relating to process should be directed towards the planning officers and those relating directly to the application should be directed to Mark Bachelor.

Questions and comments from members of the public are detailed below:

Q: (For Mr Bachelor) Concerns over the viability of the pub, with the addition of residential homes above the pub concerns over potential noise complaints from those residents could impact the operation of the pub. Can a planning condition require a clause in the tenancy agreement be added to stop tenants complaining about noise.

A: (Mr Bachelor) Does not object to this in principle and will pass this suggestion on to the applicant.

Cllr Millbank – Raises this point with Planning Officers.

A: (Mr Saunders) Further examination will be required by the council, however a condition could be added to this effect if it is found to be necessary.

Q: The noise assessment conducted on behalf of the applicant, shows higher levels of noise generation over what would normally be recommended.

A: (Mr Bachelor) The noise levels in the report were taken on site and reflect the current levels of noise at various times of the pubs operation and those levels in the report will be the ones conditioned by the applicant.

Q: Does the council condition the licencing of the pub or will the condition be that of a planning condition?

A: (Mr Williams) Conditions would be recommended based on the assessment from the Environmental Health Officer which would restrict the opening hours of the pub due to the levels of noise generated after 11pm.

A: (Mr Saunders) Gives further clarification as to why such a condition would be necessary, as the seriousness of noise pollution on human health is well documented and should be avoided were possible.

Q: Can the steps taken to reduce the potential impact of noise pollution be increased in order to stop the restriction of the pubs opening times?

A: (Mr Bachelor) All steps have been followed in this case however, there are limitations on the level of sound insulation possible within a Listed Building.

Q: (Cllr Dromey, New Cross Ward Cllr) had a few comments that he wanted to share;

- Music is vital for the success of the pub and is concerned that the use of the pub will be put in jeopardy;
- The importance of late night music is a key selling point for the pub and is essential for the survival of the pub;
- The proposed development will not meet to councils need for social housing given the number of units provided and the fact they will be sold privately.
- The need to protect local pubs and support local business is important, in recent years thousands of pubs have been closed and need to be supported by the council.

Q: Will the music stop at 11pm with the proposed development?

A: (Mr Bachelor) Yes the opening times will be changed

Q: Inaccuracies have been identified in the viability assessment as an individual assessment was undertaken by the current tenants which have brought these inaccuracies to light. This has highlighted that over 50% the businesses incomes comes from the provisions of late night music.

A: (Mr Bachelor) A different business model will have to be applied. The viability assessment concludes that a lock-up operation would be successful.

Q: The current pub caters for families and has a club feel on late nights which make this pub more than just a pub, so has the applicant looked at any alternative uses for the upper floors?

A: (Mr Bachelor) The owner's business model is reliant on residential units on the upper floors.

Comment: The council should look at new policies to help protect pubs and encourage their use. The Montague Arms has also closed recently and has been a loss to the community

Q: Can the applicant provide any examples of when a business model like this has been successful for a pub?

A: (Mr Bachelor) Examples will be provided after this meeting.

Comment: Important to ask who the pub is for, the Telegraph and the Rose already cater for this sort of market. The White Hart attracts families but also provides live music and late nights.

Comment: Local live music helps fund other local businesses like fast food vendors and generates a multiplier effect within the surrounding area.

Q: Question regarding similar redevelopments at other pubs in Wellington's ownership which have not reopened including the Fox in Dalston and Bear in Camberwell.

A: (Mr Batchelor) I will get an update from Wellington.

Q: Will the pub remain as a pub and not be redeveloped?

A: (MR Bachelor) Wellington is a pub operator so the pub use will be maintained.

Q: What happens if the proposed model fails?

A: (Mr Williams) Planning permission would be required in order to change the use of the pub.

The chair brings to meeting to a close at this stage and thanks everyone for taking the time to come and informs the attendees that the minutes of this meeting will be made public to view.