

MINUTES of the meeting of the STRATEGIC PLANNING COMMITTEE held in Rooms 1 and 2, Civic Suite, CATFORD SE6 on Tuesday 16th July 2019 at 7.30 pm

PRESENT: Councillors: Paschoud (Chair), Gibbons, Clarke, Curran, Ogunbadewa, Walsh and Gallagher.

APOLOGIES: Councillors: Reid, Copley and Bell

OFFICERS: Chris Dale – Development Management, Michael Forrester – Major & Strategic Projects Manager, Paula Young – Legal, Jeremy Ward – Planning Officer, Gareth Clegg – Planning Officer and Alison Bradshaw - Planning Committee Co-ordinator.

1. DECLARATION OF INTERESTS

Cllr Walsh declared that he worked for a student housing organisation, but had no pecuniary interest.

2. MINUTES

Councillor Paschoud (Chair), asked if Members agreed that the Minutes of the Strategic Planning Committee meetings held on 23rd March 2019 and 9 May 2019 were a true and accurate record. Subject to Cllr Copley's name being corrected on the minutes of the 9th May, Members agreed and the minutes were signed by the Chair.

3. LEWISHAM GATEWAY, LEWISHAM HIGH STREET, LONDON SE13

Gareth Clegg presented the planning application, explaining that members requested that materials to be used on Phase 2 of the Lewisham Gateway site were brought before the committee for a decision. Application is in respect of Condition 6 (materials) and Condition 30 (landscaping).

Frans van Vuure (UN Studio) and Adrian Judd (PRP Landscape Architects) representing the applicant team, presented their proposed materials and landscaping.

They explained to members that provision had been made for skateboarding within a specific area that the lighting in St. Stephens Square will be floor lighting at night including engraved art, there was power for a Christmas tree, that low level planting will be managed daily and that the feature lighting will be carefully placed to emphasise certain areas. They also confirmed that the public realm flooring would be granite set pavement.

It was also confirmed that Lewisham Gateway Management Company would be responsible for the public realm lighting and landscaping, including maintenance of the trees. The S.106 agreement would secure full public access in perpetuity to the Phase 2 public realm.

Cllr Walsh moved a motion to recommend grant that was seconded by Cllr Ogunbadewa. Members voted unanimously and the application was **RESOLVED** to grant.

4. FORMER CARPETRIGHT, LOMPIT VALE, LONDON SE13 7SN

Jeremy Ward tabled an addendum report as a late response was received from the Environment Agency. The document also highlights a number of inaccuracies to the listed drawings and other minor corrections. Two additional informatives are recommended for inclusion in the decision.

Notes from the Blackheath Society objecting to the planning application had previously been circulated.

Jeremy Ward presented the planning application, confirming that the current proposal had the same site configuration as the earlier consented scheme.

Cllr Walsh raised concerns about the lack of sunlight and daylight within the student bedrooms. Mr Ward confirmed that 91% of the affordable student accommodation had good levels of light.

In response to councillor questions, Mr Ward explained that the thickness of the floor plate and the standard of noise installation complied with building regulations and that the late stage review work is triggered when the scheme is 75% occupied.

Mathew Mainwaring (Indigo Planning) representing the applicant team, presented their scheme. He explained that in February 2018, the previous planning application for the site, secured 49 affordable housing units and that the proposed scheme was similar expect for the provision of student accommodation, increase in height and increase in the level of affordable housing.

In response to members questions, he also explained that Tide Construction are one of the largest developers of student accommodation in London, and that there were no Broadband issues within a student scheme in Thurston Road. This will be a direct let scheme and given the good transport links, accommodation would be attractive to students from numerous London based universities. He confirmed that the affordable units would comply with the council's affordable housing requirements and the student units would comply with the draft London plan. Student lets would be for a 42 week period which was standard across London.

Mr Mainwaring stated that one advantage of the current scheme is that the building is modular and constructed in a factory setting and that both the previous and current schemes are built to the same standards of noise and vibration.

In response to a question from Cllr Gibbons, Mr Mainwaring confirmed that the costs required to safeguard the BLE are not related in this scheme. There are no cost savings in reducing the level of affordable housing in the scheme.

Robert Robertson (local resident), Bill Jefferies (Lewisham Deptford Constituency Labour Party) and Cheryl McCloud (Lewisham Housing Forum) addressed the committee. They raised the following objections to the proposed development: Lewisham has been changed without benefit to the local residents, the mix of proposed housing fails to meet Lewisham's core housing strategy and affordable

housing policy, that Lewisham is blighted by low quality housing and this scheme fails to meet the pressing needs of social housing in the Borough, not a healthy environment, child playground would be in shadow, the public space is dirty and the proposed building is ugly.

They urged members to reject this scheme as unsuitable and inappropriate.

Members raised concerns that the social housing was all in one building with the social units on the lower floors, Cllr Gallagher sought assurance that the fit out and construction of the units would be totally tenure blind. Cllr Walsh sought clarification that the lifts would operate on all floors and that residents would be able to freely visit other floors in the building.

Standing orders were suspended at 21.55.

Michael Forrester explained that In Lewisham town centre it is common that shared ownership and private units were are “pepper potted” within the development, but that social housing units were usually grouped together to minimise service charges.

Members requested officers to amend the committee report to reflect that the affordable student units were staggered on floors 2 - 14 rather than on floors 2 – 12 as stated. They also requested an additional planning obligation that *“The applicant to be required to submit for approval by the LPA details of an allocation process detailing how the affordable student housing units will be allocated having regard to need with priority being given to disadvantaged students. All future allocation to be carried out in accordance with the agreed allocation process.”* and a further obligation that a *“Management plan to be agreed with LPA to ensure full access to the entirety of the communal parts of the buildings by all occupiers. Management plan to be implemented and maintained in perpetuity in accordance with the agreed details.”*

Members also expressed a desire for guidance to be produced on the detailed design of student housing and what Lewisham considers as well managed social housing.

Cllr Ogunbadewa moved a motion to recommend grant, subject to the amended committee report and changes to the S.106 agreement. This was seconded by Cllr Gibbons.

Members voted as follows for motion of recommendation of grant with amendments to the committee report and additional S.106 clauses to GLA:

FOR: Councillors Pashcoud (Chair), Ogunbadewa, Clarke, Curran and Gibbons

AGAINST: Councillors Walsh and Gallagher.

The application was **RESOLVED** to grant in the terms outlined above and the scheme is to be referred as Stage 2 to the GLA.

Meeting closed at 22:23