

**LEWISHAM COUNCIL
PLANNING COMMITTEE C
THURSDAY, 31 OCTOBER 2019 AT 7.30 PM
MINUTES**

PRESENT: Councillor Olurotimi Ogunbadewa (Chair), Councillors Stephen Penfold, John Paschoud, Peter Bernards, James Rathbone, Louise Krupski, Paul Maslin, Liz Johnston-Franklin.

APOLOGIES FOR ABSENCE: Councillors Hilary Moore, Lionel Openshaw.

OFFICERS: Development Management Team Leader (DMTL), Planning Officers and Committee Officer.

ALSO PRESENT: Legal Representative.

**Item
No.**

1 Declarations of Interest

None.

The Chair announced a Variation of the Agenda, taking item 5 first.

2 Minutes

RESOLVED that the minutes of the meeting of the Planning Committee C held on 19 September 2019 be agreed and signed as a correct record.

3 Mayow Park Warehouse, Mayow Road, London, SE23 2XJ

The Planning Officer gave an illustrative presentation recommending the grant of planning permission for the demolition of an existing two (2) storey warehouse to allow for the construction of one (1) part six/part seven storey building containing thirty-two (32) dwellings, comprised of twenty-six (26) Temporary Accommodation dwellings (Use Class C3) and six (6) Supported Living dwellings (Use Class C2) at Mayow Park Warehouse, Mayow Road, SE23 2XJ together with the provision of two (2) accessible parking bays on Mayow Road, associated landscaping, refuse storage and cycle parking.

The DMTL advised the Committee that Councillor Chris Best had provided a late submission to the Committee representing her Ward, Sydenham speaking in favour of the recommendation. The Committee noted Councillor Best's submission.

The committee noted the report and that the main issues were:

- Principle of Development
- Housing
- Specialist Residential Uses
- Urban Design
- Transport Impact
- Impact on Adjoining Properties
- Sustainable Development
- Natural Environment

Following members' enquiries relating to parking, pedestrian safety, children's play area and shared amenities, the Officer confirmed that an independent parking survey was undertaken to assess the existing parking stress on the public highway surrounding the application site. The results of the survey confirmed that there is capacity on-street to accommodate the parking demand generated by the development proposals. The site does not support vehicular access and the proposal is for car-free development, however two (2) Wheelchair parking bays are proposed on Mayow Road to support the Supported Living element of the proposal. The Officer advised that improvement works would be carried out to the pedestrian crossing point at the Mayow Road/Dacres Road junction to improve accessibility, calm traffic and reduce vehicle speeds.

The Officer also stated that all Temporary Accommodation would meet or exceed the required private amenity space and the Supported Living element would provide a significant area of external private amenity space. However owing to the constraints of the site, no play space would be provided. The site did adjoin Mayow Park, which had a play area, outdoor gym, nature reserve, café, tennis and cricket facilities), considered to be a convenient and appropriate alternative to providing onsite play space provision. The Officer confirmed that adequate public consultation was undertaken.

The DMTL advised the Committee that the proposal would support six (6) Supported Living flats (Use Class C2) and twenty-six (26) Temporary Accommodation dwellings (Use Class C3) which would provide new high quality Temporary Accommodation for local homeless families in the borough, provide high quality Supported Living accommodation for adults

who have learning difficulty and/or autism. The DMTL confirmed that the design carefully considered the needs of the existing and future residents and neighbours. There was no promotion of any vulnerable individual accommodation or those with any drug/alcohol dependency.

The agent on behalf of the applicant, addressed the Committee describing the housing crisis, population growth, and the council's efforts to provide housing. The applicant described the site application with emphasis on the enhancements proposed relating to massing, open space, outlook and privacy, green spaces and trees, design and brickwork. The applicant advised the Committee they also intended to ensure supported living was in the ideal location.

Following members' enquiries relating to carbon reduction, energy efficiency, wheelchair accessible properties and electric charging points, the agent advised that the applicant had met the local authority's needs and requirements. The agent also confirmed the bicycle provision was at ground level, and that a ramp would be provided in the bike store. The agent advised with regard to wheelchair accessible units, that their client had met the needs and requirements of the local authority. The agent advised that electric charge points was a provision the applicant would be keen to provide, and address in the future.

A resident addressed the Committee, advising that she was representing the immediate neighbours to the application site. Residents were opposed to the proposal because of concerns relating to disruption, safety and security, design, parking and traffic, impact on surrounding buildings, sustainability, consultation and antisocial behaviour.

The Committee considered the submissions made at the meeting, and

RESOLVED

That planning permission be **GRANTED** for the demolition of an existing two (2) storey warehouse to allow for the construction of one (1) part six/part seven storey building containing thirty-two (32) dwellings, comprised of:

- twenty-six (26) Temporary Accommodation dwellings (Use Class C3) and six (6) Supported Living dwellings (Use Class C2) at Mayow Park Warehouse, Mayow Road, SE23 2XJ together with the provision of two (2) accessible parking bays on Mayow Road,

associated landscaping, refuse storage and cycle parking, subject to Conditions and Informatives outlined in the report.

4 79 & 81 Chinbrook Road, London, SE12 9QL.

The Planning Officer gave an illustrative presentation recommending the grant of planning permission for the demolition of the existing side and rear additions, and the construction of a new three storey (including lower ground floor) rear extension, two storey side extension (including lower ground floor) in place of an existing garage, remodelling of the roof including an increase in height and the construction of two gable extensions with balconies above the front bays, alterations to the existing windows and doors and installation of new windows in the east elevation to facilitate the provision of eight self-contained flats (2 x 1 bedroom, 3 x 2 bedroom and 3 x 3 bedroom) at 79 Chinbrook Road, SE12, together with remodelling of the front curtilage to provide a single vehicular entry point and four car parking spaces along with the provision of landscaping as well as associated bin and cycle parking storage enclosures.

The committee noted the report and that the main issues were:

- Principle of Development;
- Design;
- Standard of accommodation;
- Residential Amenity;
- Transport and Highways;
- Waste management;
- Flood Risk.

Following members' enquiries relating to the nature of the application and parking, the Officer confirmed the site applications were separate, not one application.

The Committee considered the submissions made at the meeting, and

RESOLVED

That planning permission be **GRANTED** for demolition of the existing side and rear additions, and the construction of a new three storey (including lower ground floor) rear extension, two storey side extension (including lower ground floor) in place of an existing garage, remodelling of the roof

including an increase in height and the construction of two gable extensions with balconies above the front bays, alterations to the existing windows and doors and installation of new windows in the east elevation to facilitate the provision of:

- eight self-contained flats (2 x 1 bedroom, 3 x 2 bedroom and 3 x 3 bedroom) at 79 Chinbrook Road, SE12, together with remodelling of the front curtilage to provide a single vehicular entry point and four car parking spaces along with the provision of landscaping as well as associated bin and cycle parking storage enclosures, subject to Conditions and Informatives outlined in the report.

5 46 Ringmore Rise, London, SE23 3DE

The DMTL gave an illustrative presentation recommending the grant of planning permission for the construction of a single storey extension with crown roof to the rear of 46 Ringmore Rise SE23, together with the provision of a bin and refuse store at the front.

The committee noted the report and that the main issues were:

- Design
- Impact on Adjoining Properties
- Impact on highways

Following members enquiries, the DMTL advised that whilst there had been a large number of previous planning applications and permissions at the property, this was not relevant to the planning decision before members.

The applicant addressed the Committee, describing the renewed proposed application. The applicant discussed the objections received, and expressed appreciation for officers' support received during the consultation process. Residents addressed the Committee presenting objections in relation to loss of the open aspect of garden, outlook, aesthetics, overshadowing of properties, and the high number of applications.

The Committee considered the submissions made at the meeting, and

RESOLVED - unanimously

That planning permission be **GRANTED** for the construction of a single storey extension with crown roof to the rear of 46 Ringmore Rise SE23,

together with the provision of a bin and refuse store at the front, subject to Conditions and Informatives outlined in the report.

The meeting closed at 9.26 pm.

Chair

Date