

LONDON BOROUGH OF LEWISHAM

MINUTES of the meeting of the PLANNING COMMITTEE (C) held in ROOMS 1 & 2, CIVIC SUITE, LEWISHAM TOWN HALL, CATFORD SE6 on THURSDAY 20 OCTOBER 2011 at 7.30pm.

Present

Councillors Bell (Chair), Folorunso, Harris, Nisbet and John Paschoud.

Apologies were received from Councillors Beck, Davis and Feakes.

Officers: Gavin Cooper, Louise Holland and Emma Talbot - Planning Service, Kevin Chadd - Legal Services and Sean Farnan - Planning Committee Co-ordinator.

52-54 Thurston Road SE13 7SD – Financial Viability Report

The Chair excluded the press and public whilst the Committee discussed the confidential financial viability report, prepared by consultants working for the Council, which had been circulated to Members prior the meeting.

Minute No.

1. DECLARATIONS OF INTERESTS (Item 1 on the agenda)

There were no declarations of interests.

2. MINUTES (Item 2 on the agenda)

The Minutes of the Planning Committee (C) meeting held on 8 September 2011 were agreed and signed by the Chair of the Committee.

3. R/O 97 HONOR OAK PARK SE23 3LB (Item 4 on the agenda)

The Planning officer outlined the details of the proposal to Members and suggested that an additional condition be added to the recommendation relating to the management of waste/bins.

The Committee received verbal representations from Ian Greig of Axial Designs, on behalf of the applicants, who read from a prepared statement and from a resident of 257 Devonshire Road objecting to the proposal.

Councillor Paschoud moved a Motion to reject the officer's recommendation and refuse planning permission, which was seconded by Councillor Bell. Members voted unanimously in favour of the motion.

RESOLVED: that planning permission be refused in respect of Application No. DC/08/68743 as revised, for the following reason:-

The proposal by reason of the design (including location of bin storage) and scale of the development would be out of character with the area and would lead to a loss of a wildlife habitat. The proposal is therefore contrary to policies 1, 5, 12 and 15 of the Lewisham Core Strategy (Adopted June 2011) and policies HSG 8

(b), (c) & (f) Back-land and Infill Development and OS 13 Nature Conservation of the adopted Unitary Development Plan (2004).

4. 97 HONOR OAK PARK SE23 3LB (Item 5 on the agenda)

The Planning officer outlined the details of the proposal to Members.

The Committee received verbal representations from Ian Greig of Axial Designs, on behalf of the applicants, who read from a prepared statement and from a resident of 257 Devonshire Road objecting to the proposal.

Councillor Paschoud moved a Motion to accept the officer's recommendation and grant planning permission, which was seconded by Councillor Nisbet. Members voted unanimously in favour of the motion.

RESOLVED that planning permission be granted in respect of Application No. DC/08/68730 as revised, subject to the conditions set out in the report and the applicants be informed as set out in the report.

5. FORMER TELECOM DEPOT, 27 FORDMILL ROAD SE6 3JH (Item 6 on the agenda)

The Planning officer outlined the details of the proposal to Members.

Councillor Harris arrived at 8:25pm and took no part in the discussion or consideration of the item.

The Committee received verbal representations from Praven Patel of PPML Consulting, on behalf of the applicants, who read from a prepared statement and from a resident of 13 Fordmill Road objecting to the proposal.

The planning officer confirmed that the date for completion of a Section 106 Agreement (20th October 2011), included in Recommendation (B) of the report, was to be omitted.

Councillor Bell moved a Motion to accept the officer's recommendations, with amendment and grant planning permission, which was seconded by Councillor Paschoud. Members voted unanimously in favour of the motion.

RESOLVED that in respect of Application No. DC/11/77936 as revised:-

- (i) the Head of Law be authorised to complete a legal agreement under Section 106 of the 1990 Act (and other appropriate powers) to cover the following principal matters, and such other amendments as considered appropriate to ensure the acceptable implementation of the development:-

- **Transport, Environmental Protection and Public Realm** - As part of the development proposal the applicant is intending to undertake physical improvements to the existing access points from Fordmill Road. Having considered the submitted Transport Assessment the Highways Manager considers the only additional measure required to mitigate the impact of the development in highway terms would be a commuted

sum of £3,500.00 to be lodged with the Council to pay for amendments to waiting restrictions in Fordmill Road and Canadian Avenue. This sum may be required to facilitate large vehicle accessibility to the site. If within 3 years following the occupation of the new building the amendments are not required the commuted sum may be returned to the applicant.

- A commuted sum of £3,500.00 will be secured by way of a S106 legal agreement. The sum should be paid on commencement of development.
- **Employment Training** – When calculating an appropriate contribution towards employment training, the starting point for the LPA is to calculate the overall increase in floor space being created by the development (3692 sqm). The LPA use an employment ratio from the English Partnerships Employment Density Calculation to calculate the number of employees that would usually operate within the specified floor area. This document identifies employment density for wholesale retail distribution, at a ratio of 90 sqm per job. Consequently the increased floor area of 3692sqm would amount to 41 jobs which would generate an employment contribution of £20,500. This is a starting figure for negotiation with the applicant.
- In this instance the applicant has advised that the equivalent of 35 full time jobs would be created at Catford. Consequently basing the employment training calculation on actual jobs to be created locally this would amount to £17,500. This is considered to be an appropriate contribution to mitigate the impact of the proposed development.
- A employment and training contribution of £17,500.00 will be secured by way of a S106 agreement. The sum will be paid on commencement of development.
- **Local Labour** – In accordance with the Council's adopted SPD the applicant has agreed to utilise a minimum of 50% local labour during construction. This will be secured through a S106 legal agreement.
- **Open Space/Leisure** – this site lies in an area of open space deficiency. In response to this, the application proposes provision of onsite facilities for staff to use during break times. An external seating area is proposed which will allow seating for 18 people at any one time. The seating area will be well landscaped and will provide a much needed staff facility negating the need for staff to be able to access offsite external amenity facilities during break times. With this in mind Officers do not consider it necessary for a contribution to be secured for improvements to open space or local leisure facilities. The onsite facility will be secured by condition.

- **Biodiversity** – This application proposes to provide 15 bird boxes and 5 bat boxes as part of the detailed landscaping of the site. No further measures are required to mitigate the impact of the development in this respect.
 - **Costs** - Meeting the Council's legal, professional and monitoring costs associated with the drafting, finalising and monitoring of the Agreement. This will be secured through the S106 agreement.
- (ii) Upon completion of a satisfactory legal agreement, the Head of Planning be authorised to grant planning permission subject to conditions set out in the report and the applicants be informed as set out in the report.

6. 52-54 THURSTON ROAD SE13 7SD (Item 3 on the agenda)

The Planning officer outlined the details of the proposal to Members and responded to questions from them. She also referred to the financial viability statement, which had been circulated to Members prior to and discussed at the beginning of the meeting.

The Committee received verbal representations from Ricardo Rossetti of Savills and Martin Nash of Regionla Square (Thurston Rd) Ltd, on behalf of the applicants, who read from prepared statements.

Councillor Bell (Chair) moved a Motion to accept the officer's recommendation and Grant Planning Permission, which was seconded by Councillor Folorunso. Members voted unanimously in favour of the motion.

RESOLVED that in respect of Application No. DC/11/77754 (as revised):-

- (i) Officers be authorised to negotiate and complete a legal agreement under Section 106 of the 1990 Act (and other appropriate powers) to cover the following principal matters and such other amendments as considered appropriate to ensure the acceptable implementation of the development:-
- Affordable housing: the provision of on site affordable housing at 20% by habitable room (4x1 bed, 7x2 bed and 1x3 bed units) provided on a shared ownership basis; the restriction of sale equity values at 50%; mechanism to secure contribution to additional affordable housing within the London Borough of Lewisham should scheme finances allow; Affordable Housing units to be built to appropriate standards with no discernible difference in the quality of their external appearance; the reappraisal of viability to determine whether additional affordable housing could be delivered if development not commenced within a year.
 - Transport: S278 agreement to undertake improvements to Thurston Road based on submitted plans; restriction of future occupiers applying for permits within the CPZ including any future extensions; the preparation and

management of a Green Travel Plan for both residential and commercial occupiers; the provision of Car Club membership for all occupants of the development, for a minimum of a year to promote sustainable modes of transport.

- Public realm: public rights of pass and re-pass across the Thurston Road frontage.
- Sustainable design and construction: achievement of Code for Sustainable Homes level 4 and BREEAM excellent prior to occupation; achievement of at least a 47% reduction in carbon through the use of gas-fired CHP and 170 sq.m array of photovoltaics and solar thermal panels; sufficient pipework to enable the development to connect with other development sites; reasonable endeavours to connect with neighbouring sites to form a heat network.
- Flood Risk/management: the development and maintenance of a site specific flood alleviation plan; the management of flood voids with the responsibility of the developer, owner or any other managing agent to carry out regular inspections and monitoring to keep flood voids clear, unobstructed and fit for purpose in perpetuity.
- Wheelchair housing: the developer to use all reasonable endeavours to meet the SELHP standard for 6 units on the site, ensuring that a suitable secondary accessible access to the roof top amenity space is put in place; if the SELHP standard cannot be achieved on site, a requirement to meet the cost of upgrading 6 units off-site to the SELHP wheelchair standards (£25,000 for each unit).
- Lifetime Homes: compliance for all units
- Commercial units: provision to a fully fitted out standard, including the incorporation of lifts to access the units; management and marketing plan for approval including details of any subsidised rents to support the economic viability of the units.
- Children's play space: the submission and approval of a management plan detailing the maintenance of the space and signage to restrict the use of the roof space for ball games.
- Education: contribution of £205,199 for additional school places;
- Local labour and employment: the payment of £29,031 for employment and training on commencement of the scheme; the submission of a Local Employment Strategy to be approved by the Council; the approved strategy to be implemented

- Health services and facilities: contribution of £80,600 towards.
- Open space: contribution of £77,311 to be put towards open space, including the enhancement of routes to areas of open space.
- Leisure: contribution of £50,732 to be put towards leisure services, including the enhancement of routes to leisure services.
- Community facilities: contribution of £19,472 towards community facilities.
- Town Centre management/schemes: contribution of £12,425 towards improvements to the town centre.
- Meeting the Council's costs in assessing the application including implementation and monitoring costs.

- (ii) Upon completion of a satisfactory legal agreement, by the 25 October 2011, the Head of Planning be authorised to grant planning permission subject to conditions set out in the report and the applicants be informed as set out in the report.

7. 11 HONLEY ROAD SE6 2HZ (Item 7 on the agenda)

The Planning officer outlined the details of the proposal to Members.

She also read out a statement received on behalf of the applicant, stating that they were happy with the conditions listed in the report and confirming that the proposed building would only to be used for purposes incidental to the enjoyment of the ground floor, three bedroomed, family unit.

The Committee received verbal representations from a resident of 15A Honley Road, on behalf of four fellow residents objecting to the proposal, who read from a prepared statement, which she circulated with photographs to Members, as well as demonstrating the dimensions of the proposed building.

Councillor Paschoud moved a Motion to reject the officer's recommendation and refuse planning permission, which was seconded by Councillor Bell. Members voted unanimously in favour of the motion.

RESOLVED: that planning permission be refused in respect of Application Nos. DC/11/77732 & DC/11/77732A, for the following reason:-

By reason of its scale, height, mass and relationship to the neighbouring properties, the proposed storage building would be over-dominant and would appear incongruous in this rear garden to the detriment of the amenities of the neighbouring residents and would be contrary to Policy 15 High quality design for Lewisham in the Core Strategy (June 2011) and saved policies URB 3 Urban Design and HSG 4 Residential Amenity of the adopted Unitary Development Plan (2004).

8. THE RAILWAY TELEGRAPH P. H, STANSTEAD ROAD SE23 1BS (Item 8 on the agenda)

The Planning officer outlined the details of the proposal to Members.

The Committee received verbal representations from Bart Nelson, Area Officer for Shepherd Neame Limited, the applicants.

Councillor Paschoud moved a Motion to accept the officer's recommendation and grant planning permission, which was seconded by Councillor Bell. Members voted unanimously in favour of the motion.

RESOLVED that planning permission be granted in respect of Application No. DC/10/76021.

At 9:50pm Councillor Bell moved Under Standing Orders to extend the meeting beyond 10pm and this was unanimously agreed by Members.

9. 84 RAVENSBOURNE PARK SE6 4YA (Item 9 on the agenda)

The Planning Officer outlined the details of the breach of planning control.

The Committee received verbal representations from the new owner of the property, who explained that he had purchased it at auction and completed 7 days prior to the meeting. He asked for the recommended period for compliance to be extended to at least 12 months as he had found that the occupants of the caravan had a Tenancy Agreement for a further 9 months.

Councillor Bell moved a Motion to accept the officer's recommendation to authorise enforcement action, with an extension of period for compliance, which was seconded by Councillor Paschoud. Members voted unanimously in favour of the motion.

RESOLVED that the Head of Law be authorised to take all necessary action to secure the removal of the static caravan in the front garden of 84 Ravensbourne Park, for the reason as set out in the report with nine months for compliance.

The meeting ended at 9:59pm

Chair
1 December 2011