

LONDON BOROUGH OF LEWISHAM

MINUTES of the meeting of the STRATEGIC PLANNING COMMITTEE held in ROOMS 1 & 2, CIVIC SUITE, LEWISHAM TOWN HALL CATFORD SE6 on THURSDAY 15 SEPTEMBER 2011 at 7.30pm.

Present

Councillors John Paschoud (Chair), Bell, Hall and Till.

Apologies: Councillors Amrani, Clutten, Curran, De Ryk, Fitzsimmons and Maslin.

Officers: John Miller and Chris Brodie - Planning Service, Gwilym Jones planning consultant for Planning Service, Paula Young - Legal Services, Catherine Paterson - Highways and Sean Farnan - Planning Committee Co-ordinator.

Minute No.

1. DECLARATION OF INTERESTS

There were no declarations of interests.

2. MINUTES

The Minutes of the Strategic Planning Committee meeting held on 21 July 2011 were agreed and signed by the Chair.

3. DEPTFORD WHARVES, LAND BOUNDED BY OXESTALLS ROAD, GROVE STREET, DRAGOON ROAD AND EVELYN STREET SE8, BUT EXCLUDING SCOTT HOUSE, 185-195 GROVE STREET (FORMERLY KNOWN AS DIPLOMA WORKS) (Item 3 on the agenda)

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 prior to the meeting.

The public were then readmitted and the Planning Officer gave a PowerPoint presentation and outlined the history of the site and the details of the proposal to Members.

He also reported that an additional letter of objection had been received from the occupier of a flat in Deptford Wharf objecting to the proposal on grounds of over-development, the destruction of old buildings and the need for more community facilities and an e-mail received from a resident of Daubeney Tower in support of the proposal on grounds that some of the current businesses have a negative effect and in particular the existing scrap yard was not wanted.

The Committee received verbal representations from Charles Moran of CMA Planning and Katie Finnie of Hawkins Brown architects on behalf of the applicants, who gave a PowerPoint presentation to Members and displayed models of the proposed scheme.

At 8.50pm the Chair adjourned the meeting for three minutes.

The Committee also received verbal representations from Malcolm Cadman and Dave Fleming of TAG (Tenants Action Group for Pepys), objecting to the proposal.

Councillor Till moved a Motion to accept the officer's recommendations with an addition to the Section 106 Heads of Terms in relation to a neighbourhood policing facility, as outlined by the Planning Officer, which was seconded by Councillor Paschoud. Members voted as follows:-

FOR: Councillors John Paschoud (Chair) and Till.

AGAINST: Councillors Bell and Hall.

Councillor John Paschoud then used his casting vote as Chair, in favour of the motion.

RESOLVED that in respect of Application No. DC/09/73189:-

- (i) To agree the proposals and refer the application, this report and any other required documents to the Mayor for London (Greater London Authority) under Article 5 of the Town and Country Planning (Mayor of London) Order 2008 (Categories 1A, 1B, 1C and 3E of the Schedule of the Order).
- (ii) Subject to no direction being received from the Mayor of London, 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, including an additional matter in relation to a neighbourhood policing facility and such other amendments as considered appropriate to ensure the acceptable implementation of the development, as follows:-

1. Housing

- provision of 189 affordable housing units comprising 61 affordable rent (14 x 1 bed flats; 24 x 2 bed/4 person flats; 13 x 3 bed/5 person flats; 4 x 3 bed/6 person flats; 6 x 4 bed/7 person flats) and 128 intermediate (44 x 1 bed flats; 9 x 2 bed/3 person flats; 39 x 2 bed/4 person flats; 36 x 3 bed/5 person flats)
- all affordable housing to be built with no discernible difference in quality of external appearance to private dwellings
- affordable housing to be provided as per submitted plans and construction phasing strategy
- provision of a financial review mechanism to enable additional funds to be applied to affordable housing
- 10% of all housing to be wheelchair accessible or easily adaptable for wheelchair use

2. Public Realm

- implementation of landscaping works to the route of the former Grand Surrey Canal connecting the site with land to the north of Oxestalls Road via a suitably designed link under the Oxestalls Road bridge (details of the scheme, phasing and cost to be agreed)
- other public access routes and public open space
- maintenance and management of the public realm in accordance with a management plan agreed with the Council
- areas of public realm to remain available for use by the public

3. Transport:

- £620,000 financial contribution towards improvement of local bus services,
- £56,000 financial contribution towards public transport infrastructure enhancements including bus stops within the vicinity of the site
- £30,000 financial contribution towards the cost of consultation and implementation of a Controlled Parking Zone in the vicinity of the site
- site wide Travel Plan for residential and non-residential uses to be submitted and approved by the Council
- provision of a minimum of 2 and up to 8 car club spaces with free membership for one-year for all residential and non-residential occupiers of the site
- restriction on parking permit applications (including mechanism to secure implementation)
- submission, approval and implementation of a parking management plan to restrict on-street parking (except Blue Badge holders)
- implementation of works to the public highway (under S278 Agreement)
- contribution towards the implementation of Air Quality Management Area Plan objectives

4. Social Infrastructure (Education and Health):

- £2.1m financial contribution towards Primary, Secondary and Post-16 Places facilities in the borough
- provision of subsidised accommodation for health facility on the site (Plot 2) or a £1.0m financial contribution towards the improvement or extension of existing health facilities in the borough

5. Leisure and Open Space:
 - £262,870 financial contribution towards provision, improvement and maintenance of allotments and playing pitches in the local area
6. Community Facilities/Trust:
 - financial contribution of £530,000 towards a Community Trust
 - provision of ground floor accommodation for use as a neighbourhood policing facility if required by the Metropolitan Police.
7. Employment and Training:
 - implementation of a local labour scheme on site to be agreed with the Council
 - financial contribution of £300,000 towards construction and operational training (details to be agreed as part of an Employment Method Statement)
 - specification of commercial space fit out
8. Children's Playspace/Communal Private Residential Amenity Areas:
 - communal private residential amenity areas to be maintained and managed in accordance with a plan submitted to and approved by the Council
9. Phasing*
 - phasing of the development in accordance with a strategy to be agreed with the Council
 - to use all reasonable endeavours to acquire the remaining land by agreement with the relevant owners and occupiers;
 - to enter into a CPO Indemnity Agreement with the Council to ensure that the costs associated with the promotion and implementation of any necessary CPO are underwritten by the applicant.
10. Costs:
 - meeting the cost of external consultants appointed by the Council to assess and advise on the proposed development
 - meeting the Council's legal, professional and monitoring costs associated with the drafting, finalising and monitoring of the Agreement

Phasing also to be controlled by Grampian obligations and conditions preventing commencement of Phases 2 and 3 (Plots 3-5) of the development until all land within the application boundary is controlled by the applicant and bound by the Section 106 requirements, and to prevent any development commencing unless and until a CPO Indemnity Agreement has been completed to be executed prior to the grant of the planning permission.

- (iii) 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 applicant be informed as set out in the report.

The meeting ended at 9.50 pm

Chair
13 October 2011