

## **Appendix 1**

### **Local Meeting Tuesday 20 April 2021**

**DC/20/119473:** Alterations, restoration and conversion of the existing house at 36 Scawen Road SE8 to provide 2 houses with alterations to the roof to form a crown roof with side and rear dormers, together with the construction of 5, three and four storey houses, a children play area, allotments and a wildlife corridor around the site.

#### **Participants:**

*Cllr Silvana Kelleher (Chair)*

*Alfie Williams (Case Officer)*

*Gareth Roberts (Applicant)*

#### **Minutes of the meeting**

Cllr Silvana Kelleher (SK) – Introduction to the meeting

*Alfie Williams (AW)* – Introduction to the case and the purpose of the meeting

Q: Robin Clutterham – Question regarding existing problems with parking, road blockages & HMO licences.

A: SK – email me to raise as case work

Gareth Roberts (GR) – Provides a detailed presentation beginning with background about the application team and various projects, then the details of the proposal and the site covering the following points: site maps, energy strategy, site/area context, historic maps and application drawings.

*At this stage of the meeting the chair opened the meeting for questions and to make comments..*

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

Q: Keith Ison – please to see security measures for the allotment. However, it would really on CCTV and passive surveillance, will that work?

A: GR – There will be a security code on the gate for the allotment. Could put gate at the entrance to the site but would rather not to allow public access and create community space.

Q: Keith Ison (KI) – stated that this best proposal we've seen for the site

Q: Carl – Stated that the project for the heritage and biodiversity. Asked whether the houses would be for sale?

A: GR - No

Q: Carl – Questions regarding site access for construction?

A: GR: The aim is to build a lot by hand, not able to use cranes due to site constraints. Only small scale diggers will be possible and bricks will need to be carried in.

Q: Carl – How will sewage be dealt with?

A: GR – pipe onto Scawen Road blocked which will need to be addressed. Will not need to use Kezia Mews

Q: David & Katherine – who would have access to the allotment?

A: GR – could use a fob or a code which would only to be given to those who we know are using it. Will also use a management company.

Q: David & Katherine – who would use the play space?

A: GR – would have cameras and in my interest for it to be used properly.

Q: David & Katherine – single point of access to the site would put stress on public footway due to increase use and servicing & bins. Would there be other points of access?

A: GR – no the development is small only six additional homes so increase coming and goings not likely to be significant.

Q: Max Hills – People move houses, what assurance do we have this wouldn't be sold off to a development or become a HMO?

A: GR: happy to work with Lewisham to restrict that if required. Will set up a community interest company to manage the allotment and ensure any profit would be invested

Q: Max Hills – best project to come forward at the site.

Q: Mrs Hills – Question regarding overshadowing.

A: GR – assessed impact as part of sunlight and daylight report shows no adverse impacts.

Q: Malcolm Vest – how will the allotments work, would it be a market garden or would it be individual plots?

A: GR: will set up Community Interest Company to manage. The purpose is to grow food and involve the local community. Worked previously at Spitalfield Farm. In practice one or two on site at any time. Will involve schools and other community groups. Food will be delivered to the pubs daily to be seasonally produced. Not building big greenhouses will be open air. It will be organic no pesticides.

Q: Malcolm Vest – much better than previous schemes. Just nervousness that the site or the allotment eventually be sold if this doesn't work?

A: GR – No intention to sell the site.

Q: Georgia Smith – Pleased with heritage and environmental credentials. Can CIL money be directed to the local park?

A: SK – CIL money is not locally based. I am happy to support the playground being upgraded in my role as Ward Cllr.

Q: Taulant – proposal to build houses which does not accord with the environmental credentials

A: GR – the buildings will be carbon neutral over 60 years. Built to passive haus standard. Existing site is derelict and overgrown so not particularly rich in biodiversity. Aim to improve biodiversity and enhance the breathe and range of species that use the site.

Q: Taulant – question about parking stress

A: GR – parking survey conducted by a professional consultant in accordance with Council standards.

A: AW – There is an accepted methodology which stipulates how parking surveys are undertaken. Reviewed by the Highways Officers who have accepted the report.

Q: Taulant – Change to outlook due to Houses 3 and 4. Also overlooking and noise and disturbance.

A: GR - Reduced proportion of clear glazing. Existing fig trees to be retained and new trees planted.

Q: Scott – question about parking stress and HMOs so potentially more cars. Covid could have affected the survey. Refuse strategy – the bins could pile up on collection day.

A: GR – intention is that there is management presence on site to manage refuse and bin collection days. I will not be doing HMOs.

A: AW – change of use to small HMO is Permitted Development but those permitted development rights can be removed by Condition.

Q: KI –Will there be a long construction phase?

A: GR –intention that it wouldn't be overly long. The acquisition process has already started and securing contractor has been secured.

Q: KI – How will deliveries be handled.

A: GR – Would be done from the road.

Q: David and Katherine – Does the parking methodology take into account other developments?

A: AW – The large developments in the area would have highways agreements and conditions to manage the impact of the schemes.

A SK – supportive of elements of the scheme particularly the community element. Concerns with construction phase.

A: GR – Would be working within Lewisham guidelines and make sure they are in manageable schedules also signed up to considerate contractor. Deliveries would not take place during school times.

Q: Robin Clutterham – There is a pinch point in that corner which creates an issue with parking either side.

*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.*