

**LEWISHAM COUNCIL
PLANNING COMMITTEE A
THURSDAY, 17 MARCH 2022 AT 7.39 PM
MINUTES**

IN ATTENDANCE: Councillor James-J Walsh (Chair), Councillors: James Royston (Vice-Chair), Obajimi Adefiranye, Carl Handley and Luke Sorba

MEMBER(S) UNDER STANDING ORDERS ALSO IN ATTENDANCE: N/A

MEMBER(S) OF THE COMMITTEE ALSO JOINING THE MEETING VIRTUALLY: N/A

MEMBER(S) UNDER STANDING ORDERS ALSO JOINING THE MEETING VIRTUALLY: N/A

NB: Those Councillors listed as joining virtually were not in attendance for the purposes of the meeting being quorate, any decisions taken, or to satisfy the requirements of s85 Local Government Act 1972.

OFFICER(S) ALSO JOINING THE MEETING VIRTUALLY: Team Leader (TL), Planning Officers and Paula Young, Senior Planning Lawyer

Clerk: Committee Officers

Apologies were received on behalf of Councillors: Sophie Davis and Jonathan Slater

**Item
No.**

1 Declarations of Interest

None

2 Minutes

RESOLVED that the minutes of the Planning Committee A meeting held on the 24 January 2022 be amended to note that the:

- Vote outcome for Item 3 on the Agenda, 433 New Cross Road, London, SE14 6TD was:

- 3 in favour of refusal and 1 in favour of granting the recommendation in the report.

And then agreed.

3 139-145 Deptford High Street, London, SE8 3NU

The Planning Officer gave an illustrative presentation, recommending the grant of planning permission for the proposal, as outlined in the Officer's report.

The Committee noted the report and that the main issues were:
Principle of Development • Impact on Adjoining Properties

Following the Officers presentation, no questions were put to the Officer, by Members.

The agent/applicant did not attend the meeting.

A representative from the Deptford Society addressed the Committee with objections. The representative discussed: history of living in the area, impact of proposal, licensing, policy, proposed operation times, design, traffic, living conditions, effects on local businesses, evening and night time economies.

Questions were put to the representative by the Committee. They related to: noise, operation times, licensing, areas affected by proposal

The representative advised Members of ambient noise from patrons leaving establishments and traffic. Members were also advised it was felt local residents may not be aware of the complaints process, with regard to the noise experienced. The representative stated it was felt the local authority had an extra responsibility to Deptford, considered a deprived area and advised that a thriving evening not night economy, was supported.

The Officer advised Members that it was not feasible to impose enforceable conditions, to prevent the disposal of waste after of the closing time.

The TL supported the Officers advice and provided further clarification of the noise assessment required, to support the Officers recommendation.

The representative expressed concern that the operation times agreed by the Council's Licensing Committee, conflicted with the times being proposed by the Planning Committee.

The Chair empathised with the representative and requested that there be communication between Planning and Licensing so the respective policy approaches are harmonised.

The Officer provided clarification regarding the areas that would be most affected by the establishment.

During the Members discussion, concerns were raised regarding the impact on local residents, of possible noise emitting from the proposal. The TL reminded Members that the applicant already had a licence. A motion was passed and carried for the establishments' closing times to be amended to: Thursdays at 12 am and Sundays at 11 pm.

Members considered the submissions made and

RESOLVED - unanimously

That it be noted that the Committee agreed to:

GRANT planning permission for the application submitted under Section 73 of the Town and Country Planning Act 1990 for Minor Material Amendments for the variation of Condition (6) in connection with the planning permission (DC/20/117216) dated 27 August 2020 for the change of use of 139-145 Deptford High Street SE8 from retail (Use Class A1) into a drinking establishment with food and an ancillary retail element (Use Class A4), together with the installation of a external extractors and flue on the side elevation and 5 new uplights to existing shopfront in order to allow: opening hours of 10am to 12am Sunday, 9am to 12am Monday to Wednesday, 9am to 1am Thursday, 9am to 1am Friday and 10am to 1am Saturday.

Subject to conditions and informatives outlined in the report and,

A requirement that officers should:

- Amend condition (6) so that it revises the closing times as follows:
 - 10am to 11pm Sunday, 9am to 12am Monday to Thursday, 9am to 1am Friday and 10am to 1am Saturday.

4 1 Deptford Broadway, London, SE8 4PA

The Planning Officer gave an illustrative presentation, recommending the grant of planning permission for the proposal, as outlined in the Officer's report.

The Committee noted the report and that the main issues were:
Principle of Development • Impact on Adjoining Properties

Following the Officers presentation, Members did not put any questions to the Officer.

The agent/applicant did not attend the meeting.

Two representative with objections addressed the Committee. The representative discussed: noise impact, licenses breached and made comparisons to another establishment called 'Stocktons'.

Question were put to the representatives by the Committee. They related to: operation times.

The Officer advised Members that the establishments' proposed closing time, was 1 am. It was an establishment serving drinks and food. It was noted that Stocktons was not the same, as it was a nightclub closing at 3.30am. Members were reminded as such, the proposal was appropriate.

The Chair reminded Members that if they wished to refuse the planning permission for the application under consideration, strong grounds must be given to support the decision.

The Officer reiterated that the development was a bar offering food and not a nightclub.

Members considered the submissions made and

RESOLVED

That it be noted that the Committee agreed to:

GRANT planning permission for the application submitted under Section 73 of the Town and Country Planning Act 1990 for Minor Material Amendments for the variation or removal of Condition (5) in connection with the planning permission DC/01/048403 dated 16 May 2001 for the alterations and conversion of the upper floors of the

Centurion Public House, 1 Deptford Broadway SE8 to provide 6, one bedroom self-contained flats, together with the construction of an extension to the rear at second and third floor levels and alterations to the elevations including installation of new doors and windows and use of the basement to a bar/restaurant (Use Class A3) in order to allow hours of operation until 1am.

Subject to conditions and informatives outlined in the report.

5 54 Venner Road, SE26

At 8.55pm meeting adjourned as presenting Officer lost their internet connection to the Committee meeting. The meeting was reconvened at 8.56pm, when the Officer re-established their internet connection to the Committee meeting.

The Planning Officer gave an illustrative presentation, recommending the grant of planning permission for the proposal, as outlined in the Officer's report.

The Committee noted the report and that the main issues were:
Principle of Development • Principle of Development • Housing
• Urban Design • Impact on Adjoining Properties • Transport •
Sustainable Development • Natural Environment • Planning
Obligations

Following the Officers presentation, Members questions related to:
Tenure.

The Officer confirmed the development tenure would be 100% private housing.

The agent addressed the Committee and described the application site. The applicant discussed: housing need, quality, reduction of development, proposed extensions, policy, complaints, impacts and proposed mitigation measures, benefits of development and landscaping.

Questions were put to the agent by the Committee members related to: accessibility, waste management, bicycle storage, objections and the development.

The Officer advised Members the development had access via a side entrance and provided further clarification, as outlined in the Officer's report.

Members were assured that the applicant would be instructed by condition, to submit further details to the local authority, regarding the developments' proposed waste management. The Chair and the TL agreed planning officers would provide the wording.

The Officer advised the Committee that cycling storage had been conditioned with the applicant and provided further clarification of Condition 8, as outlined in the Officers report.

The Committee were informed by the Officer that the objections raised against the application had been addressed.

Members were given further clarification by the Officer, of boundary distances surrounding the development, as outlined in the Officers report. Noting that the distances were considered acceptable by officers.

The Officer confirmed the application site land houses garages from 1965, which were demolished in 2007. The Officer stated the land had not been in use as a garden for approximately 50 years, and that it was not protected amenity land.

No representative with objections attended the meeting.

Members considered the submissions made and

RESOLVED - unanimously

That it be noted that the Committee agreed to:

GRANT planning permission for the construction of first and second floor extensions including the addition of balconies to the rear, a two storey 'bay' extension to the front, the construction of an additional storey and elevational treatments in connection with the refurbishment of and alterations to the four existing dwellings at 54 Venner Road, SE26, together with the construction of a two storey building at the rear to provide:

- 1x one bedroom, and 1x two bedroom self contained dwellings, the provision of cycle parking, refuse and recycling storage and landscaping works.

Subject to conditions and informatives outlined in the report and,

A requirement that officers should:

- Add a condition that further details of bicycle storage must be submitted by the applicant to planning.

6 Woodelm Court, 123 Devonshire Road, SE23 3LX

The Planning Officer gave an illustrative presentation, recommending the grant of planning permission for the proposal, as outlined in the Officer's report.

The Committee noted the report and that the main issues were: Principle of Development • Housing • Urban Design • Impact on Adjoining Properties • Transport

Following the Officers presentation, Members did not put any questions to the Officer.

The agent addressed the Committee and described the application site. The applicant discussed: prior refused application, consultation with the local authority, concerns from refused application addressed, improvement in new application, design, materials,

Questions were put to the agent by the Committee members that related to: social housing and access.

The agent advised the social housing element was not a requirement for the proposal.

A lift would not provide access to all the building floors, due to a mezzanine.

The Committee were informed by the agent that wheelchair access was not a requirement for the development. The agent also noted that access through the building was not possible without using the stairs available.

No questions were put to the agent by the Committee.

Two representatives with objections addressed the Committee. The representatives discussed: materials, incongruent design, impacts of external and internal light, community representation, vulnerable people, petition letter, consultation issues, prior meeting regarding refused application and material considerations.

The following member's questions put to the representative and Officer related to: principle of development, design and light impacts. The representatives advised Members that it was felt the principle of the development was purely for profit, since it did not include any social housing. The representatives also advised the Committee the sudden development of 2 extra stories to the building was paired with confusing consultation language.

The Officer provided further clarification regarding the consultation measures taken, as outlined in the Officers report, addressing units 5 and 6 of the proposed development.

The Officer also gave Members a historical account of the application.

The Chair suspended Standing Orders at 9.52 pm.

The TL supported the Officers advice and assured Members that the height of the building had not changed.

The Officer provided clarification with regard to the lighting as outlined in the Officer report.

The TL supported the Officers advice and informed the Committee, that it would not be possible to condition internal light as it would not be enforceable. It would not be advisable to condition mitigation measures such as tinting of windows, to reduce external lighting. Such measures would have a negative impact on the natural lighting of the proposed development. Members were advised such a mitigation measure would induce a reliance upon internal artificial lighting, which would run contrary to efforts to reduce energy consumption.

The Officer noted the amendments to the application with regard to the lift, front extension, cladding material. The Officer confirmed the original application contained a lift, but the new application did not and was viewed as acceptable by officers. Members were provided with further clarification by the Officer of how the non-provision of a lift on the proposed development, was acceptable under the London Plan. The Officer informed Members that the option of a stair lift, was not part of the proposal.

Members considered the submissions made and

RESOLVED - unanimously

That it be noted that the Committee agreed to:

GRANT planning permission for the application submitted under Section 73 of the Town and Country Planning Act 1990 for Minor

Material Amendments for the variation of Condition (2) approved drawings in connection with the planning permission (DC/20/118644) dated 14 January 2021 for the erection of two additional storeys above the existing residential block to provide 6 x 2 bed flats with associated parking and internal refurbishment works with works to the fabric of the building and the provision of a new lift at Woodelm Court, 123, Devonshire Road SE23

Subject to conditions and informatives outlined in the report.

7 26 Canonbie Road SE23 3AP

The Planning Officer gave an illustrative presentation, recommending the grant of planning permission for the proposal, as outlined in the Officer's report.

The Committee noted the report and that the main issues were: Principle of Development • Urban Design • Impact on Adjoining Properties

Following the Officers presentation, Members did not pose any questions to the Officer.

The applicant addressed the Committee and described the application site. The applicant discussed: application history, family history, intentions, consultation, site uses, design, density and character.

No questions were put to the applicant by the Committee members.

No representative with objections attended the Committee meeting.

Members considered the submissions made and

RESOLVED - unanimously

That it be noted that the Committee agreed to:

GRANT planning permission for the construction of a roof extension to include raising the ridge height and the addition of a second storey with a Juliet balcony to the rear, together with the replacement of the single storey rear extension at 26 Canonbie Road SE23.

Subject to conditions and informatives outlined in the report.

When the meetings' Agenda business was concluded, Members requested the following be noted in the minutes of the meeting:

The Chair paid tribute to Councillor Adefiranye, who was due to retire after a long service, with Lewisham Council. The Chair praised the hard work of the Councillor and stated that Councillor Adefiranye had 'left a mark not only on the fabric of the community, but also on the heart of the community'.

The meeting closed at 10.26 pm.

Chair
