

PLANNING APPLICATIONS COMMITTEE

Tuesday 5 November 2019 at 7.00 pm

MINUTES

PRESENT: Councillor Scarlett O'Hara, Councillor Malcolm Clark, Councillor Ben Kind, Councillor Clair Wilcox (Chair) and Councillor Timothy Windle

APOLOGIES: Councillor Joanne Simpson and Councillor Becca Thackray

ALSO PRESENT: Councillor Jane Pickard

1. DECLARATION OF PECUNIARY INTERESTS

There were none.

2. MINUTES

RESOLVED: That the minutes of the previous meeting held on 15 October 2019 be approved and signed by the Chair as a correct record of the proceedings.

The Chair announced a provisional timetable for the meeting in accordance with Standing Order 9.9.1.

3. 3 - 27 WILCOX ROAD (OVAL) 18/05230/FUL

Case No. 18/05230/FUL (agenda item four, page 75 of the agenda pack, page 11 of the addendum and page 1 of the second addendum).

The Planning Officer gave a presentation which included a summary of the report and subsequent addenda that had been published on Friday 01 November and the day of the meeting. Members were advised of the key material planning issues for consideration which included the demolition of the existing single-storey buildings and erection of two blocks of up to seven storeys, and the provision of a nursery, café/restaurant and retail units on the ground and first floors with residential units on upper floors with associated landscaping and waste management. Impact on daylight and sunlight to neighbouring properties was limited and officers did not consider this to warrant refusal of the application. The provision of affordable housing met the Mayor of London's threshold for the 'fast track' approach, with six units to be provided at London Affordable Rent and two to be intermediate housing. The development would be car-free and improvements to the highway would be secured through the Section 106 Agreement. Members were shown images of the site, its context, proposed elevations and floorplans, and viewed samples of the proposed bricks.

The agent then provided the following information in support of the application:

- The application would replace an outdated parade of shops with a new, mixed use development with shops, cafés, a nursery and 22 homes, eight of which would be affordable.
- The design respected the prevailing height and character of the local area.
- The site was ideal for development due to its location, excellent PTAL rating and existing use.
- A large proportion of objections related to the impact on parking in the Wyvil Estate, which would be unaffected by the application. The applicant was committed to delivering a car-free development.

Officers then provided the following information in response to questions from Members:

- Planting would be located close to the barrier of the rooftop amenity space in order to prevent overlooking with details of plants to be secured by condition.
- Two of the market-level units would be single aspect due to the proposal's configuration. All units would have south-facing balconies and would receive acceptable levels of daylight.
- Condition 16 detailed mitigations relating to the retail elements of the application, and Condition 19 focussed specifically on mitigations relating to noise and vibration.
- All residents would have access to the communal amenity space on the rooftop, and Condition 45 related to the management of the rooftop amenity space. Playspace would be integrated with the rest of the rooftop due to the small size of the amenity area, and details of the play equipment were secured by condition. Officers did not anticipate large numbers of people to use the space at any given time due to the small number of residents.
- The land at the front of the site was upgraded by the Council in 2012, and there were no further works required there. The applicant had agreed to replace any trees on that land that had died since planting in 2012. The land behind the application site was part of the Wyvil Estate and was private land. Improvements to private land were not commonly required.
- The lamp post between the existing buildings was a council asset and would be retained.
- There had been no further response from Registered Providers of affordable housing. It was recognised across London that it was more difficult to find an RP for developments with a small number of affordable units, and policy required the applicant to market the development for a further six months.

The Committee considered points raised by the speaker and information provided by officers in conjunction with the report before making the following observations:

- Members agreed with the officers' assessment on the impact of daylight and sunlight reductions on neighbouring properties.
- It was disappointing that there would be two single aspect units.
- The provision of playspace on a site of this size was positive.

It was **MOVED** by Councillor Wilcox, **SECONDED** by Councillor Windle, and

RESOLVED, unanimously

1. To GRANT planning permission subject to a Section 106 Agreement and the conditions as outlined in the officer's report and published addenda.
2. To delegate authority to the Assistant Director of Planning, Transport and Development to:
 - a. Finalise the recommended conditions as set out in the report, addendums and/or PAC minutes; and
 - b. Negotiate, agree and finalise the planning obligations as set out in the report, addendums and/or PAC minutes pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).
3. In the event that the Section 106 Agreement is not completed within six months of committee, delegated authority is given to the Assistant Director of Planning, Transport and Development to refuse planning permission for failure to enter into a section 106 agreement for the mitigating contributions identified in the report, addendums and/or the PAC minutes.

4. WEST NORWOOD LAWN TENNIS CLUB, 128 KNIGHTS HILL (KNIGHTS HILL) 18/04902/REM

Case No. 18/04902/REM (agenda item three, page 7 of the agenda pack and page 1 of the addendum).

The Planning Officer gave a presentation which included a summary of the report and subsequent addendum that had been published on Friday 01 November 2019. Members were advised of the key material planning issues for consideration which included the reserved matters for the outline application that had been approved in 2017 relating to appearance, landscaping, layout and scale. Since the outline application there had been an increase in building height of 50cm at four storeys and 20cm at five storeys, the design had been revised to modernise the appearance, rationalise window placement, break up the appearance of the building and reflect the local context, the number of single aspect units had been reduced from ten to seven and some windows on the west elevation had been obscure glazed to reduce overlooking. Details of materials would be secured by condition. The application complied with policy requirements on space, wheelchair accessible units and affordable housing.

Following the officer's presentation, the objector raised the following concerns:

- The outline application had been for all elevations to be in brick, but the metal element had now been added.
- The metal element was unattractive, with no local precedent. A mansard roof would fit more closely with the context of West Norwood and Knights Hill.
- There should be some variety of brick colours as had been used at Cheviot Gardens.

Councillor Jane Pickard then spoke as Ward Councillor for Knights Hill, stating the following:

- The balconies on the north-facing wall could potentially overlook

Cheviot Gardens.

- Waste would be required to be moved from the waste storage area on the north side of the building to the collection point, and it was not clear whether this would continue into the future.
- The materials should be selected to match Cheviot Gardens where possible.

Officers then provided the following information in response to questions from Members:

- The original application was considered to have too many materials, resulting in a haphazard design. Proposed materials were covered by condition 6 and were not for consideration as part of the reserved matters application.
- As a result of changes since the outline application, two further cores had had to be added, resulting in the overruns, but these would be barely visible.
- The metal element of the roof would not be visible from Knights Hill due to the site being set back from the road.

It was then MOVED by Councillor Windle, SECONDED by Councillor Kind, and

RESOLVED, unanimously

To GRANT the reserved matters application.

CLOSE OF MEETING

The meeting ended at 8.10 pm

CHAIR
PLANNING APPLICATIONS COMMITTEE
Tuesday 26 November 2019

Date of Despatch: Thursday 14 November 2019

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