

# ROYAL BOROUGH OF GREENWICH

## ELTHAM & KIDBROOKE AREA PLANNING COMMITTEE

TUESDAY, 24 SEPTEMBER 2019 AT 6.30 PM

### MINUTES

#### PRESENT:

#### Members:

Councillor Norman Adams (Vice-Chair in the Chair), Councillors Bill Freeman, Ian Hawking, Mark James, Christine May and Patricia Greenwell

#### Officers

Assistant Director Planning and Building Control (Regeneration Enterprise and Skills), Area Planning Manager East, Planning Officer and Corporate Governance Officer

At the commencement of the meeting, the Chair announced the procedure which would be followed for considering the planning applications. The Chair confirmed the names of members of the public who had registered to speak on each of the items and clarified that only those members of the public included on the register would be called to address the Planning Committee. The Chair advised that all attendees were welcome to film, record, blog or tweet during the meeting so long as this does not disturb proceedings and flash photography is not permitted. The Chair advised that Committee Members would be using electronic devices to access the agenda, reports and documents published and submitted for consideration at the meeting.

#### Item

#### No.

#### 1 Apologies for Absence

Apologies for absence were received for Councillors Sarah Merrill and Charlie Davis.

#### 2 Urgent Business

There was no urgent business.

### **3 Declarations of Interest**

#### **Resolved -**

That the list of Councillors' memberships as Council appointed representatives on outside bodies, joint committees and school governing bodies be noted.

### **4 Minutes**

#### **Resolved -**

That the minutes of the meeting of the Eltham and Kidbrooke Area Planning Committee held on 30 April 2019 be agreed and signed as a true and accurate record.

### **5 Gordon Primary School, Craigton Road, Eltham SE9 IQG - Ref: 19/0359/F & Ref: 19/0360/L**

The Area Planning Committee received an illustrated presentation on the applications from the Planning Officer with recommendations that permission be granted for application reference 19/0359/F and listed building consent be granted for application reference 19/0360/L subject to the conditions set out in Appendix 2.

In response to questions from the Committee, the Planning Officer advised that the Highways Officer had raised no objections to the relocation of parking spaces to facilitate the use of the North West corner of the site as a service area. He stated that a Construction Management Plan had been recommended as a condition however, there was no scheduled timeline of works which was at the discretion of the applicant. He further added that in respect of the multi-use games area there was a noise mitigation condition to ensure its usage did not harm the amenities of neighbouring occupiers.

He also responded to the Committee that the element of proportionality when considering listed buildings were that, the applicant needed to show that they had explored all reasonable alternatives to secure future viable use. In addition weigh the substantial harm to the designated heritage assets resulting from demolition against the benefits of the proposal. He stated that the proposals were considered to be in accordance with paragraphs 195, 196 and 200 of the National Planning Policy Framework (2019), Policies 7.4, 7.6

and 7.8 of the London Plan (2016) and Policies DH1, DH3 and DH(i) of the Core Strategy and Detailed Policies (2014).

Councillor Bird addressed the Committee as a Ward Councillor, speaking in support of the proposal stating that she was pleased to finally see the item on the agenda as the issue had been pending since 2017. She explained that the huts were in a poor condition, such that the surrounding areas presented a safety hazard. She stated that her support of the proposal was not to be misinterpreted as undermining the significant importance and need to preserve a designated heritage asset but to remind the Committee that when making its decision it needed to weigh up the loss against the substantial public benefits of this particular case. She added that Gordon Primary was a very popular school and the plans as set before the Committee would facilitate the expansion of the existing school playground and sports facilities much to the benefit of its pupils.

The Committee was addressed by a local resident speaking in objection to the application who raised concerns over the safe handling of asbestos within the huts and that there were no planned date for the works.

The Applicant's agent addressed the Committee stating that there were sufficient safeguards in place to handle the removal of asbestos to ensure the health and well-being of the surrounding community were not put at risk. He confirmed that the majority of works proposed in the application were expected to be conducted over the next summer, out of term time.

Councillor Mark James proposed that Condition 3 set out in Appendix 2, be amended to include the methodology for the removal of asbestos as part of the Construction Logistics Plan and Construction Management Plan.

The Committee accepted the proposed change.

The Chair put the Planning Officers recommendation to grant planning permission as outlined in the main report, in line with the appendices and the proposed changes to the vote with 6 Members in favour 0 against and 0 abstentions.

The Committee

**Resolved –**

Unanimously

To grant full planning permission (Ref:19/0359/F) and listed building consent (Ref:19/0360/L) for the demolition of Huts B and C and demolition of Grade II listed Huts F, G, H and I to allow the reinstatement of playground surface, restoration works to Hut D and installation of a new entrance gate fronting Craigton Road subject to:

- Conditions set out in Appendix 2.
- Amendment of Condition 3 set out in Appendix 2, that the Construction Logistics Plan and Construction Management Plan include the methodology for the removal of asbestos.

**6 Vista Field at Horn Park, 67 Sibthorpe Road, Eltham, London, SE12 9DN - Ref: 19/2240/F**

The Area Planning Committee received an illustrated presentation on the application from the Planning Officer who advised that whilst it was recognised that Policy 3.16 of the London Plan and Policies CHI and CH(a) of the Royal Greenwich Local Plan seek to resist the loss of community uses, it was recognised that the application site had remained vacant since 20 June 2018. He stated that this had been confirmed by the council's Property Team, who further confirmed that the vacant unit had been advertised for the last year at a reasonable rate, with no viable options received which proposed to use the unit for a use falling within Class D1. He recommended that planning permission be granted for change of use from Crèche (Class D1) to Barber Shop (Class A1) subject to the conditions set out in Appendix 2.

In response to questions from the Committee, the Assistant Director Planning & Building Control advised that the premises usage as D1 for a considerable period was not a material planning consideration. She stated that it was also of relevance that the adjacent unit at No. 65 Sibthorpe Road also had a lawful D1 use, and had remained vacant for a similar period of time as the application site. She said it was understood from the Council's Property Team that negotiations were continuing, to re-let the adjacent unit as a D1 use. She further added that it should be noted that Horn Park Community Hall, which operates within the D1 use class, sits opposite the application site, and as set out above, offers a number of activities and classes which serve the community.

The Committee was addressed by a representative of the Horn Park Community Association (HPCA) speaking in objection to the application who raised concerns over increased parking pressures in the area if the application was granted. She stated that the HPCA were interested in using the unit

within its existing DI use however did not have sufficient funds to make a viable offer in time. She said the proposal before the Committee did not offer proper amenity for the whole community and that the HPCA had intended to use the site to address the needs of the local community by offering after school clubs.

In response to questions from the Committee, the representative of the HPCA stated that the size of the unit was best suited for its initially intended use as a crèche and that her parking concerns stemmed from the fact that bus services did not come near the area which meant people were likely to drive to the premises and park on pavements due to the limited parking spaces available.

The applicant addressed the Committee advising that the premises was a good size and wholly suitable for use as a Barbershop. She stated that there had been wider engagement with the local community and the feedback received was largely positive with a perceived need for the service. She expanded that the off licenses adjacent to the site were pleased that the premises would no longer be vacant and the shop could benefit from increased footfall to the parade. She provided details of the surrounding area stating that Bus stops were within 4 minutes walking distance. She said that the Barbershop would cater to all ages although it was anticipated teenagers could account for a higher percentage of the clientele. She added that they were open to expanding the range of services on offer in the future to include hair and beauty.

In response to a question from the Committee, the applicant stated that if there were concerns about parking pressures being exacerbated she did not believe this would be any different if the site were to remain for use as a crèche.

In considering the application, a Committee Member commented that he knew Sibthorpe road well and that although there were only 6 parking bays outside the parade of shops there was a nearby road with free parking available. He asked that Members be minded to consider that the site had been shut for over a year with no suitable offers having been made and that the application before the Committee was an opportunity to bring the unit back into use and have a well-run barbershop in the area for the benefit of the community.

A Member submitted a contrary view, namely that the proposal if granted would put considerable parking pressure on Sibthorpe road and did not believe the site was suitable for the proposed use.

The Assistant Director Planning & Building Control stated that use of the site as D1 would put equal pressures on parking.

The Chair put the Planning Officers recommendation to grant planning permission as outlined in the main report, in line with the appendices to the vote with 2 Members in favour 3 against and 1 abstention.

The Committee

**Resolved -**

To refuse planning permission for change of use from Crèche (Class D1) to Barber Shop (Class A1). That the proposed change of use would lead to loss of D1 community use and social amenity, and perceived demand for community facilities in the surrounding area.

The meeting closed at 7.45 pm

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Chair