



PLANNING SUB-COMMITTEE A

MINUTES of the Planning Sub-Committee A held on Tuesday 23 July 2013 at 7.00 pm
at Room G02, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Althea Smith (Chair)
Councillor Adele Morris (Vice-Chair)
Councillor Nick Dolezal
Councillor Paul Kyriacou
Councillor Eliza Mann
Councillor The Right Revd Emmanuel Oyewole
Councillor Michael Situ

**OTHER MEMBERS
PRESENT:** Councillor Renata Hamvas
Councillor Michael Mitchell
Councillor David Noakes

**OFFICER
SUPPORT:** Jonathan Gorst (Head of Regeneration & Development Team)
Gary Rice (Head of Development Management)
Michèle Sterry (Team Leader, Development Management)
Andre Verster (Team Leader, Development Management)
Christian Loveday (Principal Transport Planner)
Gerald Gohler (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

There were none.

3. CONFIRMATION OF VOTING MEMBERS

The members of the committee present were confirmed as the voting members.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following members made declarations regarding the agenda items below:

Agenda item 7.1 – Railway Arches 22-27 located between Union Street & Surrey Row, London SE1

Councillor Adele Morris, non-pecuniary, as she had been part of the campaign to “save the arches”, but would approach this application with an open mind.

Agenda item 7.2 - Railway Arches 28 to 31, Great Suffolk Street, London SE1 0BL

Councillor Adele Morris, non-pecuniary, as she had been part of the campaign to “save the arches”, but would approach this application with an open mind.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair drew councillors’ attention to the fact that an addendum report had been circulated.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 11 June 2013 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

ADDENDUM REPORT

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation, responses, additional information and revisions.

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports and draft decision notices unless otherwise stated.

3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

7.1 RAILWAY ARCHES 22-27 LOCATED BETWEEN UNION STREET & SURREY ROW, LONDON SE1

Planning application reference number 13/AP/0238

Report: See pages 15 to 38 of the agenda pack.

PROPOSAL

The proposed application is for the change of use of six arches from uses A1/B1c in arch 22, A3 in arch 23, B2 in arch 24 and B8 in arches 25, 26 and 27 to B1a throughout. In addition, there will also be external alterations to the rear and front elevations of each arch, including new landscaping and paving to the associated private forecourt, installation of bollards adjacent to Union street of a height under 1 metre, fencing to seclude bin storage under 2 metres and cycle storage area incidental to the change of use.

The sub-committee heard an introduction to the report from a planning officer.

Members heard a representation from a spokesperson for the objectors to the application, and asked questions.

The representative of the applicant made representations to the sub-committee and answered members' questions.

There were no supporters living within 100 metres of the development site, who wished to speak.

Councillor David Noakes spoke in his capacity as a ward member. Members of the committee asked questions of Councillor Noakes.

Members debated the application and asked questions of the officers.

A motion to refuse planning permission was moved, seconded, put to the vote and declared to have fallen.

A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

1. That planning permission for application number 13/AP/0238 be granted, subject to the conditions set out in the report.
2. That an informative be added asking the applicant to protect local businesses.

Note: Councillor Adele Morris requested that her vote "against" the motion be recorded, in accordance with committee procedure rule 1.8.4.

7.2 RAILWAY ARCHES 28 TO 31, GREAT SUFFOLK STREET, LONDON SE1 0BL

Planning application reference number 13/AP/0351

Report: See pages 39 to 61 of the agenda pack.

PROPOSAL

Change of use from General Industry (Class B2) to Offices (ClassB1 (a)) together with refurbishment and external alterations to the four arches 28- 31 Great Suffolk Street.

The sub-committee heard an introduction to the report from a planning officer. Councillors asked questions of the officer.

Members heard a representation from a spokesperson for the objectors to the application, and asked questions.

The representative of the applicant made representations to the sub-committee and answered members' questions.

There were no supporters living within 100 metres of the development site, who wished to speak.

Councillor David Noakes spoke in his capacity as a ward member.

Members debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

1. That planning permission for application number 13/AP/0351 be granted, subject to the conditions set out in the report.
3. That an informative be added asking the applicant to protect local businesses.

Note: Councillor Adele Morris requested that her vote "against" the motion be recorded, in accordance with committee procedure rule 1.8.4.

7.3 151-161 GORDON ROAD, LONDON SE15 3RT

Planning application reference number 13/AP/0955

Report: See pages 62 to 82 of the agenda pack, and pages 1 and 2 of the addendum report.

PROPOSAL

Construction of 7 dwellings (3 x 4 bedroom and 4 x 5 bedroom) ranging in height from two to three storeys; associated refuse storage, cycle parking and landscaping.

The sub-committee heard an introduction to the report from a planning officer, drawing councillors' attention to the addendum.

Members heard a representation from the spokesperson for the objectors to the application.

The representatives of the applicant made representations to the sub-committee and answered members' questions.

There were no supporters living within 100 metres of the development site, or ward councillors, who wished to speak

Members debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That planning permission for application number 13/AP/0955 be granted, subject to the conditions set out in the report and the addendum report.

7.4 FORMER POLICE STATION, 97 CRYSTAL PALACE ROAD, LONDON SE22 9EY

Planning application reference number 13/AP/1594

Report: See pages 83 to 98 of the agenda pack, and pages 2 and 3 of the addendum report.

PROPOSAL

Conversion of former police station to residential flats (4 no.), incorporating ground floor side extension with terrace on top, and roof extensions; and erection of a terrace of 5 dwellings on basement, ground, first, second and third floor levels on land to the rear of the site fronting Upland Road, landscaping and other works incidental to the site.

The sub-committee heard an introduction to the report from a planning officer, drawing councillors' attention to the addendum report.

Members heard a representation from a spokesperson for the objectors to the application.

The representatives of the applicant made representations to the sub-committee and answered members' questions.

There were no supporters living within 100 metres of the development site, who wished to speak.

Councillor Renata Hamvas spoke in her capacity as a ward member.

Members debated the application and asked questions of the officers.

A motion to refuse permission was moved, seconded and declared to be carried.

RESOLVED:

That planning permission for application number 13/AP/1594 be refused because the building's height and massing, would lead to a loss of amenity of the adjoining properties by:

1. reducing daylight/sunlight in the garden and some windows to unacceptable levels.
2. leading to a loss of privacy through overlooking.
3. the proposed terraces leading to increased noise and disturbance.

Note: At this point the meeting adjourned for a 10 minute comfort break.

7.5 DULWICH SPORTS GROUND, 102-106 TURNEY ROAD, LONDON SE21 7JH

Planning application reference number 13/AP/1732

Report: See pages 99 to 111 of the agenda pack, and pages 3 to 7 of the addendum report.

PROPOSAL

Erection of a single storey timber clad building adjacent to the existing clubhouse, to be used as a children's day nursery (D1) Monday-Friday, and to provide evening and weekend wet weather sports teaching facilities (D2).

The sub-committee heard an introduction to the report from a planning officer, drawing councillors' attention to the addendum report.

Members heard a representation from spokespersons for the objectors to the application, and asked questions.

A representative of the applicant made representations to the sub-committee and answered members' questions.

A supporter living within 100 metres of the development site spoke on the application. Councillors asked questions of the supporter.

Councillor Michael Mitchell spoke in his capacity as a ward member. Members of the committee asked questions of Councillor Mitchell.

Members debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That planning permission for application number 13/AP/1732 be granted, subject to the conditions set out in the report and the appendix report, and subject to:

1. no further material objections being raised by the end of the official consultation period on 27 July 2013.
2. a green transport plan to be submitted to, and agreed by, officers.

7.6 BURGESS PARK, ALBANY ROAD, LONDON SE5

Planning application reference number 13/AP/1068

Report: See pages 112 to 123 of the agenda pack.

PROPOSAL

The installation of five new containers including doors, windows and green roof incorporated into the BMX track layout.

The sub-committee heard an introduction to the report from an officer. Councillors asked questions of the officer.

No objectors or representatives of the applicant were present to speak.

There were no supporters living within 100 metres of the development site, or ward councillors who wished to speak.

Members debated the application and asked questions of the officers.

Councillors asked for minutes to reflect their displeasure at no council officers from the section, which had submitted the application, having attended the meeting.

The chair asked planning officers send a letter to the relevant council officers telling them they had to attend when the council's own applications are being brought to planning sub-committee.

A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That planning permission for application 13/AP/1068 be granted, subject to the conditions outlined in the report.

Meeting ended at 10.50 pm

CHAIR:

DATED: