



Planning Sub-Committee A

MINUTES of the OPEN section of the Planning Sub-Committee A held on Wednesday 30 April 2014 at 7.00 pm in Room G02 at 160 Tooley Street, London SE1 2QH.

PRESENT: Councillor The Right Revd Emmanuel Oyewole (Chair)
Councillor Adele Morris (Vice-Chair)
Councillor Nick Dolezal
Councillor Eliza Mann
Councillor Victoria Mills
Councillor Michael Situ

OFFICER SUPPORT: Rob Bristow (Development Management)
Rachel McKoy (Legal Officer)
Michael Tsoukaris (Design & Conservation)
Neil Loubser (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 apologies for absence from Councillor Paul Kyriacou.

3. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to item 7 – Development management items.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following members declared an interest in item:

7.2 Site to the South of Evans Granary, 38 Stoney Street, London SE1 9LB

Councillor Adele Morris, non-pecuniary, as she had responded to consultation about this item, and would be speaking as a ward councillor.

5. CONFIRMATION OF VOTING MEMBERS

The chair explained that Councillor Michael Situ had erroneously been listed as a reserve on the summons, but that he was in fact a full member of the sub-committee.

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

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 11 March 2014 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

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.

7.1 151-161 GORDON ROAD, LONDON SE15 3RT

Planning application reference number 13/AP/0955

Report: See pages 16 to 38 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, and asked questions of the planning officer.

Representatives of the objectors addressed the meeting, and answered questions by councillors.

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.

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/0955 be granted subject to the conditions set out in the report and addendum report, and including an informative stating that residents should be consulted on where and they would like to see the funding for the off-site replacement trees spent.

NOTE: At this point the meeting took a five-minute comfort break, after which Councillor Adele Morris left the committee and sat with the members of the public.

7.2 SITE TO THE SOUTH OF EVANS GRANARY, 38 STONEY STREET, LONDON SE1 9LB

Planning application reference number 13/AP/3799

Report: See pages 39 to 55 of the agenda pack, and page 2 of the addendum report.

PROPOSAL

Variation of Condition 4 of planning permission 13-AP-1123 (which was for a new six storey building providing retail use (A1) at ground floor and nine residential units on the upper four floors; 6x2bed, 2x1bed & 1x3bed. (Amendment to scheme previously granted, reference 11-AP-3963, which was for demolition of existing warehouse above ground level; retention and reuse of substructure and construction of new five storey building providing retail use (A1) at ground floor and nine residential units on the upper floors, comprising of 6 x 2 bed, 2 x 1 bed and 1 x 3 bed) by proposing an additional floor.) Proposed amendment to condition 4 to amend the opening hours of the retail unit from 9am to 7pm on any day to: Monday to Friday 7am-7pm, Saturday 8am-7pm, and Sunday and Bank Holidays 10am-7pm).

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

Representatives of the objectors addressed the meeting, and answered questions by councillors.

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 Adele Morris addressed the sub-committee in her capacity as a ward councillor, and answered questions by members.

NOTE: At this point, Councillor Adele Morris left the meeting room.

Members debated the application.

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

RESOLVED:

1. That condition 4 of the consent previously granted for application number 13-AP-1123 be varied, as follows:

Permitted hours of opening
7am – 7pm Monday – Friday
8am – 7pm Saturdays
10am – 7pm Sundays and Bank Holidays

2. The above variation is subject to an acceptable service management plan being submitted to the local planning authority, which must detail the type of vehicles used and the methodology. This service management plan must also limit servicing and deliveries to between 9am and 7pm. An informative is to be included, that if a change to these hours is requested in the future, the applicant must provide suitable justification, including marketing information.
3. A further informative is to be included informing residents how to contact the council's enforcement team, should any issues arise.

7.3 37-41 PECKHAM ROAD, LONDON SE5 8UH

Planning application reference number 13/AP/3439

Report: See pages 56 to 89 of the agenda pack, and pages 2 to 6 of the addendum report.

PROPOSAL

Demolition of the existing petrol filling station and redevelopment to provide a four storey mixed use building, comprising a new convenience sales building (Class A1) with ATM at ground floor level with 3 storeys of residential accommodation above, providing 9 residential units.

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

Representatives of the objectors addressed the meeting, and answered questions by councillors.

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.

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/3439 be granted, subject to the conditions set out in the report and addendum report.

7.4 DULWICH PARK, COLLEGE ROAD, LONDON SE21

Planning application reference number 14/AP/0901

Report: See pages 90 to 103 of the agenda pack, and page 7 of the addendum report.

PROPOSAL

Installation of 'Three Perpetual Chords' a series of three cast iron sculptures by artist Conrad Shawcross. The sculptures will be sequenced within park on the West and East lawns leading visitors through the park.

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

There were no objectors who wished to speak.

The applicant did not make any representations.

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

Members debated the application.

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

RESOLVED:

That planning permission for application 14/AP/0901 be granted, subject to the conditions set out in the report, and an additional condition that a satisfactory health and safety assessment for play equipment be carried out on the sculptures.

8. RYE LANE PECKHAM AND SHAD THAMES CONSERVATION AREA MANAGEMENT PLANS

Michael Tsoukaris, Group Manager Design & Conservation, informed the meeting that the report had come to the sub-committee for information and comment, rather than for adoption, as erroneously stated in the recommendation.

Councillors welcomed the information in the report, as both management plans would bring significant improvements to both areas, would help to attract funding and aid the council in working with the local community, businesses and voluntary groups.

The meeting ended at 10.40 pm

CHAIR:

DATED: