



## Planning Sub-Committee B

MINUTES of the OPEN section of the Planning Sub-Committee B held on Tuesday 9 July 2013 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Darren Merrill (Chair)  
Councillor Nick Stanton (Vice-Chair)  
Councillor Neil Coyle  
Councillor Nick Dolezal  
Councillor Renata Hamvas  
Councillor Jeff Hook  
Councillor Wilma Nelson

**OTHER MEMBERS PRESENT:** Councillor Denise Capstick  
Councillor Adele Morris  
Councillor David Noakes

**OFFICER SUPPORT:** Rob Bristow (Development Control)  
Sadia Hussain (Legal Officer)  
Vikki Lewis (Development Control)  
Michèle Strerry (Development Control)  
Sonia Watson (Development Control)  
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 Richard Livingstone, and Councillor Renata Hamvas for lateness.

### 3. CONFIRMATION OF VOTING MEMBERS

The members 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 – Charles Dickens Primary School, Lant Street, London SE1 1QP**

Councillor Nick Stanton, non-pecuniary, as he was acquainted with the vice-chair of the governors of Charles Dickens School.

##### **Agenda item 7.3 (taken as item 7.2) – 65 Southwark Park Road, London SE16 3TY**

Councillor Nick Stanton, non-pecuniary, as the proposed development was opposite his residence.

#### **5. 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 items 7 – development management item

The chair also announced that he would vary the running order of the agenda items, swapping items 7.2 and 7.3.

#### **6. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on the 15 May 2013 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 CHARLES DICKENS PRIMARY SCHOOL, LANT STREET, LONDON SE1 1QP**

### **Planning application reference number 13/AP/0683**

Report: See pages 13-32 of the agenda pack, and 1 to 2 of the addendum report.

#### **PROPOSAL**

*Installation of a modular building comprising two classrooms with ancillary toilets on land to north of former Lant Street to serve Charles Dickens School.*

The committee heard an officer's introduction to the report and members asked questions of the officer.

Members heard a representation from a representative of the objectors to the application and asked questions.

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

Supporters of the application who lived within 100 metres of the proposed development made representations to the committee and answered members' questions.

Councillor David Noakes addressed the meeting in his capacity as a ward councillor. Members asked questions of Councillor Noakes.

Members debated the application and asked questions of the officers.

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

#### **RESOLVED:**

That planning application 13/AP/0683 be granted as set out in the agenda pack and the addendum report, and including an additional condition requiring details of a soil contamination survey.

**NOTE:** The reason that the application had been referred to the sub-committee was due to its strategic nature. There had been no request from members to refer the matter to the sub-committee, as erroneously reported at the meeting.

## **7.2 65 SOUTHWARK PARK ROAD, LONDON SE16 3TY**

(formerly item 7.3)

**Note:** At this point Councillor Nick Stanton left the meeting, and Councillor Renata Hamvas joined the meeting.

## **Planning application reference number 13/AP/0277**

Report: See pages 50 - 74 of the agenda pack, and page 3 of the addendum report.

### **PROPOSAL**

*Change of use of ground floor shop to hot food take-away (A5 class use) with installation of extraction flue system to rear and new proposed opening hours: Sunday to Wednesday 11:00 to 23:00, Thursday to Saturday 11:00 to 00:00.*

The committee heard an officer's introduction to the report and members asked questions of the officer.

Members heard a representation from a representative of the objectors to the application and asked questions.

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

There were no supporters of the application who live within 100 metres of the application who wished to speak.

Councillor Denise Capstick addressed the meeting in her capacity as a ward councillor. Members asked questions of Councillor Capstick.

Members debated the application and asked questions of the officers.

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

### **RESOLVED:**

That planning application 13/AP/0277 be refused on the grounds that:

1. The proposal by reason of the flue location in close proximity to residential windows and gardens, would result in noise and smells. Additionally, the proposal would exacerbate the existing litter problem, be detrimental to visual and residential amenity and would increase traffic, pollution and waste. It would therefore be contrary to Strategic Policy 13 of the Core Strategy ("High Environmental Standards) and saved Southwark Plan Policies 2007 1.10 (part i) "Small scale shops and services outside the town and local centres and protected shopping frontages," and policy 3.2 "Protection of amenity".
2. The proposed A5 use would be contrary to the aspirations of the Council to promote a healthy lifestyle to residents, given its proximity to the Harris Academy and the existence of other take-aways in close proximity. The proposal is, therefore, seen as contrary to the Strategic Objective 1C Be Healthy and Active within the Core Strategy 2011.

**Note:** At this point Councillor Nick Stanton rejoined the meeting.

### 7.3 284-302 WATERLOO ROAD, LONDON SE1 8RQ

(formerly item 7.2)

#### **Planning application reference number 13/AP/0409**

Report: See pages 33-49 of the agenda pack, and pages 2 and 3 of the addendum report.

#### **PROPOSAL**

*Change of use of part of the eighth floor from hotel gym to bar (Use Class A4), creation of roof terrace for bar, erection of canopy and balustrade and alterations to windows / doors at 8th floor level.*

The committee heard an officer's introduction to the report.

Members heard a representation from representatives of the objectors to the application and asked questions.

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

There were no supporters who live within 100 metres of the development who wished to speak.

Councillors David Noakes and Adele Morris addressed the meeting in their capacity as ward councillors. Members asked questions of Councillors Noakes and Morris.

Members debated the application and asked questions of the officers.

A motion to grant planning permission as on paper and with an amended condition 4 prohibiting the use of terrace after 7pm was moved, seconded and declared to have fallen.

After further discussion, a second motion to grant planning permission with amended conditions was moved, seconded and declared to be carried.

#### **RESOLVED:**

That planning application 13/AP/0409 be granted, as outlined in the report and addendum report, and with the following amendments:

1. amended condition 4 to stipulate that the roof terrace shall not be occupied outside the hours of 09:00 – 21:00 Monday to Sunday
2. That an additional condition be added requiring the applicant to submit a management plan to address the above conditions and to be agreed by the local authority, after consultation on with residents.

**7.4 MANSION WHARF HOUSE FORMER LANDALE HOUSE, LOWER ROAD, LONDON SE16 2XG**

**Planning application reference number 13/AP/0999**

Report: See pages 75-104 of the agenda pack, and pages 4 to 5 of the addendum report.

**PROPOSAL**

*Alterations to the existing student accommodation building and construction of a 5-storey plus basement extension comprising 49 new bedspaces, and associated landscaping.*

The committee heard an officer's introduction to the report, and asked questions of the officer.

Members heard a representation from representatives of the objectors to the application and asked questions.

A motion to defer the item, pending a site visit was moved, seconded and declared to have fallen.

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

There were no supporters who live within 100 metres of the development who wished to speak.

There were no ward councillors who wished to speak on the application.

Members debated the application and asked questions of the officers.

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

**RESOLVED:**

That planning application 13/AP/0999 be refused on the grounds that the development would be overbearing and lead to a loss of amenity to the adjoining block at Orchard House, in terms daylight/sunlight, and is therefore considered to be contrary to:

1. Saved policy 3.2 "Protection of amenity" of the Southwark Plan
2. Strategic policy 13 of the Core Strategy 2011 "High environmental standards"

**7.5 PERRONET HOUSE GAYWOOD ESTATE, PRINCESS STREET, LONDON SE1 6JS**

**Planning application reference number 12/AP/3875**

Report: See pages 105-119 of the agenda pack, and page 5 of the addendum report.

**PROPOSAL**

*Conversion of part of the ground floor car park of an existing housing block into a pharmacy (Use Class A1) with provision of glazed shopfronts.*

The committee heard an officer's introduction to the report, and members asked questions of the officer.

Members heard a representation from a representative of the objectors to the application and asked questions.

The applicant made representations to the committee and answered members' questions.

There were no supporters who live within 100 metres of the development who wished to speak.

Councillors David Noakes and Adele Morris addressed the meeting in their capacity as ward councillors. Members asked questions of Councillors Noakes and Morris.

Members debated the application and asked questions of the officers.

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

**RESOLVED:**

That planning application 12/AP/3875 be granted, as set out in the agenda pack and the addendum report, and subject to an amended condition 4, which is to include allowing for 4 hours maximum of emergency opening hours on bank holidays.

**7.6 'DUCKS ' INFANTS SCHOOL, DULWICH COLLEGE, DULWICH COMMON, LONDON SE21 7LG**

**Planning application reference number 13/AP/1221**

Report: See pages 120-129 of the agenda pack, and pages 5 to 6 of the addendum report.

**PROPOSAL**

*Single storey rear extension to classroom block of 'Ducks' Infants School, Dulwich College, College Road, between Grange Lane & Woodhall Drive.*

The committee heard an officer's introduction to the report.

No representations were made by objectors or the applicant.

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

Members debated the application.

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

**RESOLVED:**

That planning application 13/AP/1221 be granted as on paper.

Meeting ended at 12.10am.

**CHAIR:**

**DATED:**