

Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Tuesday 11 February 2014 at 7.00 pm at Room G02, 160 Tooley Street, London SE1 2QH

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| PRESENT: | Councillor Darren Merrill (Chair) Councillor Nick Stanton (Vice-Chair) Councillor Sunil Chopra Councillor Nick Dolezal Councillor Wilma Nelson |
| OTHER MEMBERS PRESENT: | Councillor Anood Al-Samerai Councillor Toby Eckersley Councillor Tim McNally Councillor Michael Mitchell |
| OFFICER SUPPORT: | Jonathan Gorst (Legal Officer) Rob Bristow (Development Management) Alexander Cameron (Development Management) Wing Lau (Development Management) Amy Lester (Development Management) Neil Loubser (Development Management) Michele Sterry (Development Management) Michael Tsoukaris (Development Management) 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 Councillors Neil Coyle, Jeff Hook and Richard Livingstone.

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 7.3 – 19 Queen Elizabeth Street, London SE1 2LP

Councillor Nick Stanton, pecuniary, as he worked for a company which had been involved in this planning application. He would, therefore, not be taking part in this item.

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 item 7 – development management items.

The chair announced that items 7.1 and 7.2 would be heard together as they related to the same address. The chair also informed the meeting that he would hear item 7.5 as the fourth item.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 10 December 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. DULWICH SPORTS GROUND, 102-106 TURNEY ROAD, LONDON SE21 7JH

Planning application reference number: 13/AP/1732

Report: See pages 14 to 38 of the agenda pack.

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 sports teaching facilities (D2). Departure from Development Plan policies 3.25 Metropolitan Open Land (MOL) of the saved Southwark Plan 2007, SP11 Open Spaces and Wildlife of the Core Strategy 2011 and 7.17 Metropolitan Open Land of the London Plan 2011.

The sub-committee heard an introduction to the reports from a planning officer. Councillors did not ask questions of the officer.

Representatives of the objectors addressed the meeting. Councillors did not ask questions of the objectors.

The applicant and their agent made representations to the sub-committee and answered members' questions.

A supporter who lived 100 metres of the development site addressed the meeting, and answered members' questions.

Councillors Toby Eckersley and Michael Mitchell spoke in their capacity as ward members. Members of the committee asked questions of the two ward members.

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 addendum report.

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

Planning application reference number: 13/AP/3927

Report: See pages 39 to 53 of the agenda pack.

PROPOSAL

Retrospective application for the change of use of a two bedroom residential unit at the Dulwich Sports Ground pavilion from auxiliary D2 to C3 accommodation. - Departure from Development Plan policies 3.25 Metropolitan Open Land (MOL) of the saved Southwark Plan 2007, SP11 Open Spaces and Wildlife of the Core Strategy 2011 and 7.17 Metropolitan Open Land of the London Plan 2011.

Note: The details of this item were considered under item 7.1.

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/3927 be granted, subject to the conditions set out in the report and the addendum report.

Note: At this point, the meeting adjourned for a 10-minute comfort break and Councillor Nick Stanton left the meeting.

7. 19 QUEEN ELIZABETH STREET, LONDON SE1 2LP

Planning application reference number: 13/AP/2405

Report: See pages 54 to 87 of the agenda pack.

PROPOSAL

Redevelopment of the site to provide new office accommodation and nine residential units; including a roof extension at fourth floor level, a side extension to the west of the building along Queen Elizabeth Street and further excavation of the basement.

The sub-committee heard an introduction to the report from a planning officer. Councillors did not ask questions of the officer.

Representatives of the objectors addressed the meeting. Councillors did not ask questions of the objectors.

The applicant and their agent made representations to the sub-committee and answered members' questions.

There were no supporters who lived 100 metres of the development site who wished to address the meeting.

Councillor Anood Al-Samerai spoke in her capacity as a ward member. Members of the committee asked questions of Councillor Al-Samerai.

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/2405 be granted, subject to the conditions set out in the report and the addendum report, as well as the following additional conditions:

1. Details of a roof terrace with no more than 20 square metres in area to be submitted to the council's planning department for approval.
2. Details of the materials used to be submitted to the council's planning department for approval.

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

7. MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON SE21 7EX

Planning application reference number: 13/AP/1451

Report: See pages 88 to 101 of the agenda pack.

PROPOSAL

Demolition of existing Cricket Pavilion and removal of three trees and the erection of a new pavilion in connection with Streatham and Marlborough Cricket Club.

The sub-committee heard an introduction to the report from a planning officer. Councillors did not ask questions of the officer.

There were no objectors present wishing to speak.

The applicant and their agent made representations to the sub-committee. Members did not ask questions of the applicant.

There were no supporters who lived 100 metres of the development site who wished to address the meeting.

There were no 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/1451 be granted, subject to the conditions set out in the report and the addendum report.

Note: Councillors requested that in future information about licenses granted to a venue should, where applicable, be added to the reports.

7. RAILWAY ARCH 102A, ROCKINGHAM STREET, LONDON SE1

Planning application reference number: 13/AP/3636

Report: See pages 102 to 116 of the agenda pack.

PROPOSAL

Use of Railway Arch as a restaurant (Use Class A3) and installation of an extractor fan to rear of property.

The sub-committee heard an introduction to the report from a planning officer. Councillors did not ask questions of the officer.

There were no objectors present who wished to address the meeting.

The applicant and their agent made representations to the sub-committee and answered members' questions.

There were no supporters who lived 100 metres of the development site who wished to address the meeting.

Councillor Tim McNally spoke in his capacity as a ward member. Councillors did not ask questions of Councillor McNally.

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/3636 be granted, subject to the conditions set out in the report and the addendum report, as well as the following:

1. That the permitted opening times to be amended to be 10:00 to 23:00 on Monday to Thursday, 10:00 to midnight on Friday and Saturday and 11:00 to 23:00 on Sundays and public holidays.

2. A condition to be added for details of internal entrance lobby to be submitted to the council's planning department for approval.
3. The condition regarding to be amended to stipulate that details of the door seals be submitted to the council's planning department for approval.
4. An additional condition to be added that except for access and egress, all external doors and windows shall remain closed.

7. LAND TO THE SOUTHEAST OF PECKARMANS WOOD, SYDENHAM HILL WOODS, SE26 8SB

Planning application reference number: 13/AP/1951

Report: See pages 117 to 126 of the agenda pack.

PROPOSAL

Replacement of two existing shipping containers and replacement with two shipping containers measuring 3m(l) x2.4(w) x 2.6m (h) and 6.1m(l) x2.4(w) x 2.6m (h) on same footing, with no change of use, to be used for tool and equipment storage.

The sub-committee heard an introduction to the report from a planning officer. Councillors did not ask questions of the officer.

There were no objectors wishing to speak.

The applicant did not attend.

There were no supporters who lived 100 metres of the development site, or ward councillors, who wished to address the meeting.

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 number 13/AP/1951 be granted, subject to the conditions set out in the report and the addendum report.

7. DEEPER CHRISTIAN LIFE MINISTRY, LORDSHIP LANE, LONDON SE22 8LD

Planning application reference number: 13/AP/4055

Report: See pages 127 to 139 of the agenda pack.

PROPOSAL

Provision of car and cycle parking, new pedestrian footpath, permeable paving grid layout and landscaping in front of St Peter's Hall.

The sub-committee heard an introduction to the report from a planning officer. Councillors did not ask questions of the officer.

There were no objectors wishing to speak.

The applicant did not attend.

There were no supporters who lived 100 metres of the development site, or ward councillors, who wished to address the meeting.

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 number 13/AP/4055 be granted, subject to the conditions set out in the report.

Meeting ended at 9.40 pm

CHAIR:

DATED: