

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 3 September 2013 at 7.00 pm at Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Darren Merrill (Vice-Chair)
Councillor Mark Gettleson
Councillor Rebecca Lury
Councillor Adele Morris
Councillor Nick Stanton
Councillor Mark Williams

OFFICERS: Simon Bevan, Director of Planning
Yvonne Lewis, Development Management
Michael Tsoukaris, Development Management
Rob Bristow, Development Management
Helen Goulden, Development Management
Zayed Al-Jawad, Section 106 Manager
Jonathan Gorst, Legal Services
Kenny Uzodike, Constitutional Team

1. APOLOGIES

There were none.

2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

There was none.

The chair informed the committee of the following additional documents circulated prior to the meeting:

- Item 6: Addendum report
- Item 6: Member pack

The chair also notified the committee of a variation to the order of business. Items 7 and 8 would be considered before item 6.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following declarations were made:

Item 6.3

Councillor Adele Morris informed the committee that she had attended a number of meetings with the developers but had not expressed a view on the application.

Items 6.4 and 6.5

Councillor Mark Williams informed the committee that he resides close to the development.

Councillor Darren Merrill informed the committee that he resides close to the development.

5. MINUTES

RESOLVED:

1. That the minutes of the open section of the meeting held 2 July 2013 be agreed as a correct record and signed by the chair.
2. That the minutes of the open section of the meeting held on 16 July 2013 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

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.

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

6.1 169-173 BLACKFRIARS ROAD (BOUNDED BY SURREY ROW AND POCOCK STREET), LONDON SE1 8ER

PROPOSAL:

Demolition of existing buildings and structures followed by the erection of a part 10 storey / part 6 storey building comprising 87 residential units, five retail/commercial units totaling 451 sqm (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant

Planning application reference number 13/AP/0966

Report: See pages 15-45 of the agenda and addendum report pages 1-13.

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

Members heard representations from objectors to the application and asked questions

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

Councillor David Noakes made representations to the committee as ward councillor.

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 in reference to application number 13/AP/0966 planning permission be granted subject to the following conditions:

1. The applicant entering into an appropriate legal agreement no later than 21 October 2013.
2. In the event that the section 106 agreement is not signed by 21 October 2013, the director of planning be authorised to refuse permission, if appropriate, for the reason as stated in the addendum report.
3. The conditions as set out the addendum report.

ADJOURNMENT

The meeting was adjourned at 8.25pm for 7 minutes to give members a short break and was reconvened at 8.34pm.

6.2 1-6 CAMBERWELL GREEN & 307-311 CAMBERWELL NEW ROAD, LONDON SE5

PROPOSAL:

Demolition of existing buildings on site and redevelopment to provide mixed use premises with a maximum height of 6 storeys with set backs at 1st and 6th floors, providing 101 residential units (2 x studio units, 30 x 1 bed, 46 x 2 bed, 23 x 3 bed) and 1,335sqm of commercial uses within use Classes A1, A2, A3 and B1 at ground floor. Associated areas for cycle storage, disabled parking bays (4 spaces) and amenity space.

Planning application reference number 12/AP/1308

Report: See pages 46-64 of the agenda.

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

A motion to adopt the officer's recommendation was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That the time frame for agreeing the legal agreement be amended from 5 September 2013 to 8 October 2013 at which date, the head of development management be authorised to refuse planning permission and conservation area consent for the reasons set out in paragraph 5 of the committee report.

6.3 BRANDON HOUSE, 180 BOROUGH HIGH STREET, LONDON SE1 1LW

Planning application reference number 11/AP/2012

Report: See pages 55-118 of the agenda and addendum report pages 13-21.

PROPOSAL:

Demolition of existing building and erection of a building (with basement) up to eight storeys in height (maximum 28.50m at corner) fronting Marshalsea Road and Borough High Street comprising office / retail floorspace (Class B1 / Class A use) and 96 residential units; erection of a four storey mews building to the rear (13.10m) comprising 4 residential units; provision of open space with ancillary plant, car parking and servicing, works of hard and soft landscaping and new pedestrian access to Borough High Street together with other associated and enabling works

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

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

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

Councillor David Noakes made representations to the committee as ward councillor.

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 in reference to application number 11/AP/2012 planning permission be granted subject to the following conditions as stated in the committee report, draft decision notice and as amended in the addendum report.

ADJOURNMENT

The meeting was adjourned at 9.54pm for 3 minutes to give members a short break and was reconvened at 9.57pm.

6.4 LAND BOUNDED BY SCYLLA ROAD, NUNHEAD GREEN AND NUNHEAD LANE AND LAND BOUNDED BY NUNHEAD LANE, LINDEN GROVE AND CANDLE GROVE, LONDON SE15

Planning application reference number 13/AP/1767

Report: See pages 119-150 of the agenda and addendum report pages 21-26.

PROPOSAL:

Demolition of the existing single storey buildings and the construction of two 3-storey houses fronting Scylla Road; a 2-storey community facility (Class D2) fronting Nunhead Green; a 4-storey block comprising 6 houses and 6 apartments (Site A). The construction of two 3-storey houses fronting Nunhead Lane; two part 2 part 3-storey houses fronting Candle Grove and four 2-storey houses adjoining 1 Candle Grove (Site B) with associated landscaping and parking.

Items 6.4 and 6.5 were considered together.

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

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

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

Members heard a representation from the spokesperson for supporters of the application and asked questions.

Councillor Fiona Colley made representations to the committee as ward councillor.

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 in reference to application number 13/AP/1767 planning permission be granted subject to:

1. The conditions as stated in the committee report, draft decision notice and as amended in the addendum report.
2. The additional conditions as stated in the addendum report.

6.5 LAND BOUNDED BY SCYLLA ROAD, NUNHEAD GREEN AND NUNHEAD LANE AND LAND BOUNDED BY NUNHEAD LANE, LINDEN GROVE AND CANDLE GROVE, LONDON SE15

Planning application reference number 13/AP/1768

Report: See pages 151-161 of the agenda and addendum report pages 21-26.

PROPOSAL:

Demolition of the existing Nursery building at 5 Nunhead Green and demolition of the existing Nunhead Green Community Centre comprising 13-14 Basswood Close and 56/a Nunhead Lane.

Items 6.4 and 6.5 were considered together (see item 6.4).

RESOLVED:

That in reference to application number 13/AP/1768 conservation area consent be granted subject to:

1. The conditions as stated in the committee report, draft decision notice and as amended in the addendum report.
2. The additional conditions as stated in the addendum report.

7. APPROVAL FOR TRANSFER OF £160,000 FROM THE S106 AFFORDABLE HOUSING FUND TO PROVIDE 2 NEW AFFORDABLE HOUSING UNITS AT 1 - 2 WADE HOUSE, DICKENS ESTATE, SE1

Report: See pages 162-165 of the agenda.

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

A motion to adopt the officer's recommendation was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That the expenditure of £160,000 be approved from the S106 affordable housing fund being monies collated from the following S106 planning obligations:

- £82,500 from Sarsons Vinegar Works, 169 Tower Bridge Road, SE1, 01/AP/0970 a/n AFFHSG1
- £13,014 from part of Jacobs Island site, Jacob Street SE1, 97/AP/1131, AFFHSG7
- £3,388 from 96/AP/0220, Springalls Wharf, Bermondsey Wall West SE1, a/n 047
- £61,098 from 97/AP/1082 18-20 New Globe Walk, SE1 a/n 111

towards the provision of two new affordable housing units, 1 x 2 bed and 1 x 3 bed, at Wade House, Parker Row, Dickens Estate, SE1 2DN.

8. DRAFT BLACKFRIARS ROAD SUPPLEMENTARY PLANNING DOCUMENT

Report: See pages 166-173 of the agenda.

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

RESOLVED:

That the supporting documents: the draft sustainability appraisal (Appendix B), the draft equalities analysis (Appendix C) and the consultation plan (Appendix D) be noted.

Meeting ended at 10.20pm

CHAIR:

DATED: