

Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 9 December 2014 at 7.00 pm at Room G02, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Lorraine Lauder MBE (Chair)
Councillor Vijay Luthra
Councillor Eliza Mann
Councillor Sandra Rhule
Councillor David Noakes

OFFICER SUPPORT: Rob Bristow (Planning Officer)
David Cliff (Planning Officer)
Rachel McKoy (Legal Officer)
Michele Sterry (Planning Officer)
Sarah Koniarski (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 James Barber, Nick Dolezal and Lucas Green.

Councillor David Noakes attended as a reserve member.

3. CONFIRMATION OF VOTING MEMBERS

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

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

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
- Member pack relating to item 7.

Item 7.2 relating to UNIT 4, 17-19 Blackwater Street, London SE22 8SD was withdrawn.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 15 October 2014 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.

8. 15 EVESHAM WALK, LONDON, SE5 8SJ

Planning application reference number: 13/AP/3509

Report: See pages 10 to 20 of the agenda pack.

PROPOSAL

Variation of condition 2 (approved plans) and condition 3 (materials) of planning permission dated 14/10/2013 [application no.13/AP/2335 for the erection of a single-storey rear extension to provide additional residential floorspace; installation of a flank wall window at ground floor level] to account for complications arising from existing inspection chamber on proposed extension site requiring amendments to building plan to build around chamber (condition 2) and to allow the use of the closest matching render not pebbledash on new extension (condition 3).

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

Representatives of the objectors addressed the meeting. Councillors asked questions of the objectors.

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

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/35409 be granted, subject to the conditions set out in Appendix 3 to the report and the following additional condition:

The colour of the proposed render, hereby approved, shall match the colour of the existing render on the application property, as closely as possible, unless prior written consent of the local planning authority has been obtained for any proposed colour change.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

9. UNIT 4, 17-19 BLACKWATER STREET, LONDON, SE22 8SD

This item was withdrawn.

10. UNIT 3, 17-19 BLACKWATER STREET, LONDON, SE22 8SD

Planning application reference number: 14/AP/1787

Report: See pages 35 to 48 of the agenda pack and section 3.1 of the addendum report.

PROPOSAL

The retention of the ground floor as an assembly and leisure facility (Use Class D2).

The sub-committee heard an introduction to the reports from a planning officer and asked question of the officer.

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

Councillor Rosie Shimell spoke in her capacity as ward member. Members of the committee asked questions of the 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 14/AP/1787 be granted, subject to the conditions 5 and 6 set out in Appendix 3 to the report and amended conditions 1, 2, 3 and 4, together with the addition of condition 7 and an informative as follows:

1. Notwithstanding the provisions of Class D of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the use hereby permitted shall only include any use as a studio for fitness/excercise classes with a maximum occupancy of 30 people.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use and to protect the amenities of nearby residential occupiers in accordance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

2. The use hereby permitted for excercise/fitness studio purposes shall not be carried on outside of the hours of 08:00 - 21:30hours Mondays to Fridays with no amplified music being played betwen 08.00 and 09.00; 08:45 - 18:00 hours Saturday; and 10:00 - 13:00hours Sunday and Bank Holidays.

Reason:

To safeguard the amenities of neighbouring residential properties from noise and disturbance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

3. The doors and windows to Unit 3 shall be closed and remain closed while

classes are operating from the property.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

4. Within 2 months of the approval of this application details shall be submitted and approved in writing for the provision of a cycle rack for 6 bicycles, within 2 months of the written approval of the details, the cycle parking provision shall be provided and retained and the space shall be used for no other purposes than for cycle parking.

Reason

In order to ensure that satisfactory cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

7. Within 2 months from the date of this decision a Management Plan for the proposal shall be submitted and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the use of the property as a studio for fitness/exercise classes. The Statement shall provide:
 - i) details of how the property will be used between 8.00 to 9.00 Mondays to Fridays;
 - ii) details of how the property will be managed in respect to users of the property and by third parties;
 - iii) details of measures to prevent congregation outside the application property; and
 - iv) details of notices with contact details for local occupiers should they have a concern over noise being emitted from the property or any other nuisance

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise, disturbance and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

Informative

The applicant be informed that the use of the premises as an ancillary office and for the sale of ancillary sports and fitness clothing and equipment would be permitted providing the main use/floor area of the unit was being used as a studio for fitness/exercise classes.

11. 96 WEBBER STREET, LONDON SE1 0QN

Planning application reference number: 14/AP/0723

Report: See pages 49 to 69 of the agenda pack and section 3.2 of the addendum report.

PROPOSAL

Alterations and extensions to existing building, including construction of a mansard-style roof extension, roof terrace and the raising of part of parapet front wall on corner of Webber Street and Rushworth Street, to extend existing first floor residential unit. Retention and refurbishment of the existing ground floor workshop (Class B1), retention of the first floor live/work unit. Construction of a new detached two bedroom, two-storey building at rear to accommodate a single family dwelling (Use Class C3) at ground and first floor levels.

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

Representatives of the objectors addressed the meeting. Councillors did asked questions of the objectors.

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

Members debated the application and asked questions of the officers.

A motion to defer determination of the application was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That determination of application number 14/AP/0732 be deferred to enable officers to clarify issues relating to the existing uses and planning units at the site, including the outdoor yard area.

12. ALLEYNS SCHOOL, TOWNLEY ROAD, LONDON, SE22 8SU

Planning application reference number: 14/AP/2092

Report: See pages 70 to 82 of the agenda pack.

PROPOSAL

Repaving and extending of hard landscaping to existing school sports facilities, to create 1 additional Netball court (thereby providing a total of 3 netball and 3 tennis courts) with associated fence alterations.

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

Members debated the application and asked questions of the officer.

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 14/AP/2092 be granted, subject to the conditions set out in Appendix 3 to the report.

Meeting ended at 9.46 pm.

CHAIR:

DATED: