



## Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Tuesday 22 July 2014 at 7.00 pm  
at Room G02, 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Cleo Soanes (Chair)  
Councillor Maria Linforth-Hall (Vice-Chair)  
Councillor Nick Dolezal  
Councillor Chris Gonde  
Councillor David Hubber  
Councillor Eleanor Kerlake  
Councillor Leo Pollak

**OTHER MEMBERS  
PRESENT:** Councillor James Barber  
Councillor David Noakes  
Councillor Rosie Shimell

**OFFICER  
SUPPORT:** Jonathan Gorst (Legal Officer)  
Rob Bristow (Development Management)  
Alex Gillott (Legal Officer)  
Christian Loveday (Principal Transport Planner)  
Dipesh Patel (Development Management)  
Michele Sterry (Development Management)  
Sonia Watson (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 none.

### 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 – 1-63 Prospect House, Gaywood Estate, Gaywood Street**

Councillor Leo Pollak, non-pecuniary, he advised that as he was the deputy cabinet member for excellence in design, he would not be taking part in the above item, to avoid any possible conflicts of interest.

#### **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 item.

The chair announced that item 7.2 had been withdrawn, and went on to explain that she would alter the sequence, in which the applications would be heard, as follows: 7.4, 7.1, 7.3 and 7.5.

#### **6. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on the 1 April 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 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.

#### **7.4 87 COURT LANE, LONDON SE21 7EF**

**Planning application reference number: 13-AP-3477**

Report: See pages 88 to 99 of the agenda pack.

##### **PROPOSAL**

*The retention of a rear single storey extension to provide additional accommodation to dwelling house.*

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

The sub-committee heard a representation from a spokesperson for the objectors to the application, and asked questions of the objectors.

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

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

The sub-committee 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-3477 be granted subject to conditions, as set out in the report.

##### **ADJOURNMENT**

The meeting was adjourned at 8.05pm for fifteen minutes to give members a short break and was reconvened at 8.20pm.

#### **7.1 84-90 LORDSHIP LANE, LONDON SE22 8HF**

**Planning application reference number: 14-AP-0280**

Report: See pages 11 to 56 of the agenda pack.

##### **PROPOSAL**

*Change of use of the first and part second floor from office (Class B1) to form 8 x 2 bedroom residential units (Class C3); refurbishment of the existing retail store at ground*

*floor including a single storey rear extension with associated plant.*

The sub-committee heard an introduction to the report from a planning officer, who drew councillors' attention to the addendum report. Councillors asked questions of the officer.

The sub-committee heard a representation from a spokesperson for the objectors to the application, and asked questions of the objectors.

The applicant's agents made representations to the sub-committee and answered councillors' questions.

There were no supporters living within 100 metres of the development site.

Councillors Rosie Shimell and James Barber jointly addressed the meeting in their capacity as ward councillors, and answered questions by the sub-committee.

The sub-committee 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 14-AP-0280 be granted subject to conditions, as set out in the report and the addendum report, including:

1. Amended condition 3 to reflect that the service management plan needs to include the following:
  - a. the appropriate type of delivery vehicles used for servicing the retail space
  - b. a reasonable number of vehicle movements generated by servicing the retail space, including fewer movements on weekends
  - c. provisions to address traffic issues arising when vehicles manoeuvre within the site and when vehicles exit and enter the site
  - d. noise nuisance from the retail space.
2. That a six-month and a nine-month review be undertaken regarding the parameters set out in the service management plan.

**ADJOURNMENT**

The meeting was adjourned at 10.00pm for five minutes to give members a short break. At this point Councillor Leo Pollak left the meeting. The meeting was reconvened at 10.05pm.

**7.3 1-63 PROSPECT HOUSE, GAYWOOD ESTATE, GAYWOOD STREET**

**Planning application reference number: 13-AP-4030**

Report: See pages 76 to 87 of the agenda pack.

## **PROPOSAL**

*Replacement of existing single glazed timber windows and doors with PVCu double glazed windows and doors [excluding flat front entrance doors].*

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

The sub-committee heard a representation from a spokesperson for the objectors to the application, and asked questions of the objectors.

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

There were no supporters living within 100 metres of the development site.

Councillor David Noakes addressed the sub-committee in his capacity as a ward councillor, and answered questions by the sub-committee.

The sub-committee 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-4030 be granted subject to conditions, as set out in the report.

At this point Councillor Leo Pollak rejoined the meeting.

## **7.5 HARRIS GIRLS ACADEMY EAST DULWICH, HOMESTALL ROAD, LONDON SE22 0NR**

### **Planning application reference number: 14/AP/1655**

Report: See pages 1 to 15 of the supplemental agenda No.1.

## **PROPOSAL**

*Provision of 2 single storey temporary modular buildings and 1 administrative block for education use as associated Primary School (Class D1) until 30 September 2016. Including outdoor play space and minor external works. (This application represents a departure from the Southwark Core Strategy 2011 and Saved Southwark Plan Policies 2007).*

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

There were no objectors present wishing to speak.

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

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

The sub-committee debated the application.

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

**RESOLVED:**

That planning permission for application number 14/AP/1655 be granted subject to conditions, as set out in the report and the addendum report, including an amended condition 1 to read:

“Permission is granted for a one-year period from the date of decision, and a provisional and additional 14 month period subject to the applicant first obtaining planning permission for a new permanent free school no later than 31 July 2015. The building hereby permitted shall not be retained after 30 September 2016 on or before which date the building shall be removed from the site.”

**7.2 LAND ADJACENT TO 1 DOG KENNEL HILL, LONDON SE22 8AA**

**Planning application reference number: 13-AP-3998**

Report: See pages 57 to 75 of the agenda pack.

**PROPOSAL**

*The erection of a terrace of 9, five storey plus basement, three bedroom houses with gardens, underground car park and associated bicycle, refuse and recycling storage areas.*

This item was withdrawn.

Meeting ended at 11.55 pm

**CHAIR:**

**DATED:**