



## Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Tuesday 28 April 2015 at 7.00 pm in Meeting 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 Neil Coyle

**OFFICER SUPPORT:** Rob Bristow (Development Management)  
Anjana Ghosh (Legal Officer)  
Dipesh Patel (Development Management)  
David Cliff (Development Management)  
Adam Greenhalgh (Development Management)  
Christian Loveday (Principal Transport Planner)  
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. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The voting members of the committee indicated by show of hands.

The following members indicated that they would be withdrawing from these items:

Councillor Eleanor Kerlake said she would withdraw from the meeting for item 6.1 in

order to speak in her capacity as a ward councillor.

Councillor David Hubber said he would withdraw from the meeting for item 6.4 in order to speak in his capacity as a ward councillor.

Councillor Maria Linforth-Hall said she would withdraw from the meeting for item 6.5.

#### **4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The chair gave notice of the following additional papers having been circulated prior to the meeting:

- Addendum report
- Member packs

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on the 10 March 2015 be approved as a correct record and signed by the chair

#### **6. DEVELOPMENT MANAGEMENT ITEMS**

The addendum report had not been circulated five clear working 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 the committee to be aware of late observations, consultation responses, additional information and revisions.

##### **6.1 KEYWORTH PRIMARY SCHOOL, FAUNCE STREET, LONDON, SE17 3TR**

At this point, Councillor Eleanor Kerslake left the top table and sat with the audience.

##### **Planning application reference number: 14/AP/4715**

Report: see pages 10 to 31 of the agenda pack and pages 1 to 3 of the addendum report.

##### **PROPOSAL**

*Demolition of the existing dining hall and the erection of a new two storey detached school building to accommodate nine new class rooms, double height hall and kitchen; associated landscaping and re-planting are also proposed.*

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

highlighted the additional comments and conditions in the addendum report. Members asked questions of the officer.

The objectors addressed the meeting. Members had questions for the objector.

The applicants made representations to the committee. Members asked questions of the applicants.

There was a local resident, who spoke in support of the application. Members had questions for the local resident.

Councillors Neil Coyle and Eleanor Kerlake addressed the meeting in their capacity as ward councillors. Members of the sub-committee asked questions of Councillors Coyle and Kerlake.

At this point, Councillor Eleanor Kerlake left the meeting room.

Members of the sub-committee debated the application.

A motion to defer the application was moved, seconded, put to the vote and fell.

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/4715 be granted subject to the conditions set out in the report and addendum report, including:

- Amending condition 17 as detailed in the addendum report to stipulate that the Sharsted Street entrance will be used for egress only, and
- An additional condition stipulating that the Doddington Grove entrance will have to be opened up, prior to the use of the new buildings commencing.

The meeting adjourned from 9.38pm to 9.45pm for a comfort break.

At this point, Councillor Eleanor Kerlake rejoined the meeting.

**6.2 BELLENDEN OLD SCHOOL, BELLENDEN ROAD, LONDON, SE15 4DG**

The chair announced that items 6.2 and 6.3 would be heard and discussed jointly, as they related to the same development. The decision on the items would be taken separately.

**Planning application reference number: 15/AP/0174**

Report: see pages 32 to 52 of the agenda pack and pages 3 to 6 in the addendum report.

## **PROPOSAL**

*Demolition of existing three storey rear W.C./stair-core and erection of a part one, part three storey extension comprising halls/kitchen, ancillary teaching and administrative areas and an external playspace at first floor level; alterations to boundary walls along Maxted Road and Bellenden Road; adaptation of outbuildings within the site; external alterations including removal of external fire escape stair, replacement fire doors and introduction of new door openings.*

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments and conditions in the addendum report. Members had questions for the officer.

There were no objectors wishing to address the meeting.

There were no local supporters or ward councillors wishing to speak on the item.

Members of 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 15/AP/0174 be granted with conditions, as set out in the report and addendum report.

## **6.3 BELLENDEN OLD SCHOOL, BELLENDEN ROAD, LONDON, SE15 4DG**

### **Planning application reference number: 15/AP/0190**

Report: see pages 53 to 62 of the agenda pack and pages 3 to 6 in the addendum report.

## **PROPOSAL**

*Demolition of existing three storey extension to enable new part one, part three storey extension to the building; alterations to boundary walls along Maxted Road and Bellenden Road; demolition of outbuildings within the site; alterations to internal partitions and the introduction of new partitions to facilitate primary school use; external alterations including removal of external fire escape stair, replacement fire doors and introduction of new door openings.*

A motion for planning application number 15/AP/0190 to be referred to the Secretary of State for decision, was moved, seconded, put to the vote and declared to be carried.

### **RESOLVED:**

That planning application number 15/AP/0190 be referred to the Secretary of State for decision.

The meeting adjourned for a comfort break from 10.40pm to 10.45pm.

#### **6.4 THE CLIPPER, 562 ROTHERHITHE STREET, LONDON, SE16 5EX**

At this point Councillor David Hubber left the top table and sat with the audience.

**Planning application reference number: 14/AP/4337**

Report: see pages 63 to 85 of the agenda pack and pages 6 to 8 of the addendum report.

#### **PROPOSAL**

*Demolition of existing building and the erection of replacement four storey building comprising retail unit (Use Class A1) at ground floor and basement level and 6 flats on first, second and third floors, associated car parking and amenity area.*

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments and conditions in the addendum report. Members had questions for the officer.

The objectors addressed the meeting. Members had questions for the objectors.

The applicant's agents made representations to the committee. Members asked questions of the applicant's agents.

There were no local residents who wished to speak in support of the application.

Councillor David Hubber addressed the meeting in his capacity as a ward councillor. Members of the sub-committee asked questions of Councillor Hubber.

At this point, Councillor David Hubber left the meeting room.

Members of the sub-committee debated the application.

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

#### **RESOLVED:**

That planning permission for application number 14/AP/4337 be deferred to allow members to conduct a site visit.

#### **6.5 2 GLADSTONE STREET, LONDON, SE1 6EY**

At this point Councillor David Hubber rejoined the meeting, and Councillor Maria Linforth-Hall left the meeting.

**Planning application reference number: 14/AP/4017**

Report: see pages 86 to 102 of the agenda pack and pages 8 to 9 of the addendum report.

**PROPOSAL**

*Conversion of existing vacant property to provide a 2 storey, 2 bedroom dwelling with removal of existing external steps; erection of a ground floor extension; and changes to the elevation and to the entrance access fronting Gladstone Street.*

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments and conditions in the addendum report. Members had no questions for the officer.

There were no objectors who wished to address the meeting.

The applicants made representations to the committee. Members asked questions of the applicants.

There were no local supporters or ward councillors wishing to speak on the application.

Members of 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/4017 be granted with conditions, as set out in the report and addendum report.

Meeting ended at 1.10 am

**CHAIR:**

**DATED:**