



Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Wednesday 11 November 2015 at 6.30 pm in the Ground Floor Meeting Room G02A, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Lorraine Lauder MBE (Chair)
Councillor Nick Dolezal
Councillor Anne Kirby
Councillor Eliza Mann
Councillor Sandra Rhule

OTHER MEMBERS PRESENT: Councillor David Noakes

OFFICER SUPPORT: Jon Gorst (Legal Officer)
Rob Bristow (Development Management)
Shanali Counsell (Development Management)
Dipesh Patel (Development Management)
Michelle Sterry (Development Management)
Michael Tsoukaris (Design & Conservation)
Tim Murtagh (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 Councillor Ben Johnson.

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The chair advised that items 7.3 and 7.4 had been withdrawn, and gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to item 7 - development management items.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 7 October 2015 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.

The chair informed the meeting that she would vary the order in which the items would be heard. The sequence would be as follows: 7.2, 7.1 and 7.5.

7.2 NEW HIBERNIA HOUSE, WINCHESTER WALK, LONDON SE1 9AG

Planning application reference number: 14/AP/4405

Report: see pages 30 to 52 of the agenda pack and pages 1, 2 and 3 of the addendum report.

PROPOSAL

Demolition of the roof extension and replacement with a part one and part two storey extension to contain a single three bedroom dwelling and associated roof terrace; change of use of the ground floor from offices (Use Class B1) to a restaurant (Use class A3) and alterations to the ground floor facade.

The legal officer advised that there would be a full re-hearing of this item so that all members of the sub-committee could participate in the decision.

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.

A spokesperson for the objectors addressed the meeting. Members asked questions of the

objectors.

The applicant's agent addressed the meeting. Members asked questions of the applicant's agent.

There were no supporters of the development living within 100 metres of it, who wished to speak.

Councillor David Noakes addressed the meeting in his capacity as a ward councillor. Members asked questions of Councillor Noakes.

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/4405 be granted, subject to the conditions set out in the report and addendum report.

7.1 190 SOUTHAMPTON WAY, LONDON SE5 7EU

Planning application reference number: 15/AP/3073

Report: see pages 13 to 29 of the agenda pack.

PROPOSAL

Variation of Condition 3 'Opening Hours' of planning permission ref: 14/AP/4259 granted on 13/05/15 for the "Variation of Condition 3 of planning permission 08-AP-1376 granted on appeal dated 17/11/2009 for 'Change of use of existing first floor residential into nursery, in connection with the existing ground floor nursery' to extend the hours of use from 08:00 to 18:00 on Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays" to allow opening hours: Monday to Friday 7:00 to 20:30 and Saturdays 09:30 to 17:15hrs.

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

There were no objectors wishing to speak.

The applicants addressed the meeting. Members asked questions of the applicants.

A supporter of the development who lived within 100 metres addressed the meeting. Members did not ask questions of the supporter.

There were no ward councillors who wished to speak.

Members debated the application and asked questions of the officers.

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

RESOLVED:

That planning permission for application number 15/AP/3073 be refused due to the reasons set out in the report, and because the sub-committee considered it reasonable and necessary to safeguard the living conditions for nearby occupiers.

7.5 114 BENHILL ROAD, LONDON SE5 7LZ

Planning application reference number: 15/AP/2168

Report: see pages 89 to 100 of the agenda pack and pages 3, 4, 5, 6 and 7 of the addendum report.

PROPOSAL

Erection of first floor extension with roof terrace and greenhouse.

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments in the addendum report. Members did not ask questions of the planning officer.

A spokesperson for the objectors addressed the meeting. Members did not ask questions of the objectors.

The applicants addressed the meeting. Members asked questions of the applicant.

There were no supporters of the development, who lived within 100 metres, or ward councillors wishing to speak.

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 15/AP/2168 be granted, subject to the conditions set out in the report, and including the following amended condition 4:

The green roof hereby permitted shall not be used for any other purpose, including use as a roof terrace or balcony or for the purpose of sitting out, and the access door onto the green shall be obscure glazed and shall not be replaced or repaired otherwise than with obscure glazing.

Meeting ended at 9.00pm.

CHAIR:

DATED: