



Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Wednesday 1 July 2015 at 7.00 pm at Meeting Room G02, Ground Floor, 160 Tooley Street, London SE1 2QH

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

OTHER MEMBERS PRESENT: Councillor Tom Flynn
Councillor Adele Morris

OFFICER SUPPORT: Rob Bristow (Development Management)
Anjana Ghosh (Legal Officer)
David Cliff (Development Management)
Ciaran Regan (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

Councillor David Hubber announced that he would be speaking in his capacity as a ward councillor on item 7.1, and would therefore not take part in the discussion and decision on this item.

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 items

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 28 April 2015 be approved as a correct record and signed by the chair.

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

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.

7.1 THE CLIPPER, 562 ROTHERHITHE STREET, LONDON SE16 5EX

Planning application reference number: 14/AP/4337

Report: see pages 12 to 35 of the agenda pack and pages 1 to 3 and 6 to 13 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 in the addendum report. Members asked questions of the officer.

Local residents who objected to the application made representations to the sub-committee and answered members' questions.

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

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

Councillor David Hubber spoke in his capacity as a ward member. Members of the committee asked questions of Councillor Hubber.

At this point Councillor David Hubber left the room.

Members debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and was lost. The chair invited members to put an alternative motion.

At 8.45pm, the meeting adjourned and reconvened at 8.55pm. The chair explained that the adjournment had been agreed in order for members to consider alternative motions they may want to put.

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

RESOLVED:

That planning permission for application number 14/AP/4337 be refused, as:

1. The proposed development, by reason of the height and width of the replacement building representing a significant increase in massing in relation to the existing building, coupled with the separation distance to the adjacent flats within Timbrell Place, would result in a significant loss of day light and be overbearing in appearance for the occupiers of these adjacent properties. The resulting harmful impacts upon neighbours' living conditions is contrary to saved policies 3.2 and 3.13 of the Southwark Plan 2007, Strategic Policies 12 and 13(8) of the Southwark Core Strategy, policy 7.6 of the London Plan 2015, Section 7 of the National Planning Policy Framework 2012 and the Southwark Residential Design Standards 2011.
2. The loss of the existing public house would amount to the loss of a valued community facility, contrary to Policy 3.1 of the London Plan 2015 and paragraph 70 of the National Planning Policy Framework 2012.
3. The proposed redevelopment of the site would result in the loss of a non-designated heritage asset which is of value to the surrounding townscape and the replacement building would not be of such quality to outweigh the harm resulting. The application is therefore contrary to paragraphs 128 to 135 of the National Planning Policy Framework 2012, Strategic Policy 12 of the Southwark Core

Strategy 2011 and policies 7.4 and 7.8 of the London Plan 2015.

At 9.15pm the meeting took a comfort break until 9.25pm, at the end of which Councillor David Hubber rejoined the meeting.

7.2 GROUND FLOOR, 2-4 GROVE LANE, LONDON SE5 8SY

Planning application reference number: 15/AP/1113

Report: see pages 36 to 47 of the agenda pack and pages 4 to 5 of the addendum report.

PROPOSAL

Continued use as a restaurant (Use Class A3), with the following hours of operation: 08:00 - 23:30 Sunday to Thursday and 08:00 - 00:00 Friday to Saturday.

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments and an amended condition in the addendum report. Members asked questions of the officer.

Local residents who objected to the application made representations to the sub-committee and answered members' questions.

The applicants made representations to the sub-committee and answered members' questions.

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

Councillor Tom Flynn spoke in his capacity as a ward member. Members of the committee did not ask questions of Councillor Flynn.

Members debated the application and asked questions of the officers.

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

RESOLVED:

That planning permission for application number 15/AP/1113 be granted, subject to the conditions outlined in the report and the addendum report, and with an additional condition stating:

"The front door of No.2 shall be used as the main customer entrance/egress to/from the premises. The front door to No.4 shall be used for wheelchair or fire access only and shall not be otherwise used for customer use."

At 10.30pm the meeting took a comfort break until 10.35pm.

7.3 NELSON SQUARE GARDEN, NELSON SQUARE, LONDON SE1 0LR

Planning application reference number: 15/AP/1590

Report: see pages 48 to 67 of the agenda pack.

PROPOSAL

Hard and soft landscape works including new entrances, new play area, new MUGA, new site furniture and surfacing, new planting and grassed areas; Demolition and removal of existing dividing wall and planter and rebuilding in new location.

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

Local residents who objected to the application made representations to the sub-committee and answered members' questions.

The applicants made representations to the sub-committee and answered members' questions.

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

Councillor Adele Morris spoke in her capacity as a ward member. Members of the committee did not ask questions of Councillor Morris.

Members debated the application and asked questions of the officers.

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

RESOLVED:

That planning permission for application number 15/AP/1590 be granted, subject to the conditions set out in the report and with an additional condition that:

- Consultation with residents be carried out about the following issues:
 - the railings around the park to remain the same height
 - the location, style and number of seats
 - details and locations of planting
 - dropped curbs at the entrances to the park and on the opposite pavements
 - additional waste bins and signage regarding dog fouling
- And that the results of the consultation be brought back to the sub-committee to be noted.

The meeting ended at 12.30am.

CHAIR:

DATED: