

Planning Sub-Committee B

MINUTES of the OPEN section of the Planning Sub-Committee B held on Tuesday 26 April 2016 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
Councillor Sunil Chopra
Councillor Nick Dolezal
Councillor David Hubber
Councillor Eleanor Kerslake
Councillor Leo Pollak

OTHER MEMBERS PRESENT: Councillor Tom Flynn

OFFICER SUPPORT: Rob Bristow (Development Management)
Alex Gillott (Legal Officer)
Ciaran Regan (Development Management)
Wing Lau (Development Management)
Andrew Weir (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

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 - development management items
- Members pack containing photographs and drawings

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 8 March 2016 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 revision.

7. 161 DENMARK HILL, LONDON SE5 8EF

Planning application reference number: 15/AP/3399

Report: see pages 10 to 43 of the agenda pack and pages 1 to 4 of the addendum report.

PROPOSAL

Demolition of existing office building (B1a) and construction of a four-storey terrace comprising 10 dwelling houses (9no. 3-bed houses and 1no. 4-bed house) together with on-site car parking spaces (integral garages), outdoor amenity space and refuse and cycle storage.

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

Spokespersons for the objectors addressed the meeting and responded to questions from councillors.

The applicant 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.

Members debated the application and asked questions of the officers.

After further discussion among councillors, a motion to grant the item was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That planning permission for application number 15/AP/3399 be granted, subject to the conditions set out in the report and subject to the following additional conditions:

- That obscure-glazing be installed as shown on the final plans. The obscure-glazing shall not be replaced or repaired with any glass other than obscure-glazing.
- That the applicant submits details of a street lighting scheme for development.
- That the applicant entering into an appropriate Section 106 legal agreement by 31 May 2016.

The meeting took a comfort break from 8.24pm, resuming at 8.30pm.

7. 301 - 303 BOROUGH HIGH STREET AND 1-3 TRINITY STREET, LONDON SE1 1DB

Planning application reference number: 16/AP/0388

Report: see pages 44 to 63 of the agenda pack and pages 4 to 6 of the addendum report.

PROPOSAL

Construction of a new third and fourth (mansard) floor extension to the Borough High Street frontage and the demolition of the rear part of the building to be replaced with a three storey extension fronting Trinity Street for additional office floor space (Class B1); change of use of some retail (A1) floor space at basement and ground level to office (B1); associated external alterations including the creation of a new shopfront on the Borough High Street frontage.

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

Spokespersons for the objectors addressed the meeting and responded to questions from councillors.

The applicant 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.

Members debated the application and asked questions of the officers.

After further discussion among councillors, a motion to grant the item was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That planning permission for application number 16/AP/0388 be granted, subject to the conditions set out in the report.

7. 2 - 4 GROVE LANE, LONDON SE5 8SY

Planning application reference number: 16/AP/0166

Report: see pages 64 to 75 of the agenda pack and pages 6 to 8 of the addendum report.

PROPOSAL

Change of use from restaurant (Use Class A3) to restaurant and hot food takeaway (Use Class A3/A5) with associated takeaway delivery only between 10:00 and 23:00 (Monday - Sunday).

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

The objector addressed the meeting and responded to questions from councillors.

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

The local ward councillor objecting to the application addressed the sub-committee and answered members' questions.

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

Members debated the application and asked questions of the officers.

After further discussion among councillors, a motion to grant the item was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That planning permission for application number 16/AP/0166 be granted, subject to the conditions set out in the report and the addendum report.

Meeting ended at 9.54 pm

CHAIR:

DATED: