

Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 7 June 2016 at 6.30 pm
at ground floor meeting room G02 - 160 Tooley Street, London SE1 2QH

PRESENT:

Councillor Ben Johnson (Vice-Chair in the chair)
Councillor Radha Burgess
Councillor James Coldwell
Councillor Helen Dennis
Councillor Nick Dolezal
Councillor Sarah King

**OTHER MEMBERS
PRESENT:** Councillor Anood Al-Samerai
Councillor Rosie Shimell

**OFFICER
SUPPORT:** Dennis Sangweme (Development Management)
Margaret Foley (Legal Officer)
Dipesh Patel (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 apologies for absence from Councillor Leo Pollak (chair) and Councillor David Noakes; and from Councillor Radha Burgess for lateness.

As the chair had given his apologies, the vice-chair Councillor Ben Johnson chaired the meeting.

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 items 7.1, 7.2 and 7.3;
- The members pack.

The chair announced that items 7.1 and 7.2 would be heard together as they related to the same address.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 10 May 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 revisions.

7.1 TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1

Planning application reference number: 16/AP/0615

Report: see pages 10 to 35 of the agenda pack and pages 1 to 6 of the addendum report.

PROPOSAL

Change of use of 1a, 2, 3, 4 Admiral's Court and 45, 47, 49 Compass Court to a flexible A1/A2/A3 use; the erection of a single storey pavilion building (A1/A3/D1) within the piazza; erection of a way finding totem outside Cooperage Court, hard and soft landscaping, and associated works;'

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 did not ask questions of the officer.

Representatives of the objectors addressed the meeting. Members asked questions of the objectors' representatives.

Representatives of the applicant addressed the meeting. Members asked questions of the representatives of the applicant.

There were no supporters of the application living within 100 metres who wished to speak.

Councillor Anood Al-Samerai addressed the sub-committee in her capacity as a ward councillor. Members asked questions of Councillor Al-Samerai.

Members debated the application and asked further questions of 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 16/AP/0515, as outlined in the report and addendum report, be granted subject to the conditions set out in the report and addendum report, and with:

1. the following additional conditions:
 - a. That the playing of music be prohibited in any external area related to the pavilion building or any A3 use that may commence at 3 & 4 Copper Row.
 - b. That all doors to the pavilion building and for any A3 use that may commence at 3 and 4 Copper Row, be closed after 19:00 except for access and egress or in the case of emergencies.
2. An additional informative, that an appropriate service management plan be submitted to the planning authority which:
 - a. has been put together after appropriate engagement with residents to ensure that amenity is not harmed, including within the piazza itself
 - b. takes into account the specific and distinct characters of the piazza and Shad Thames.

7.2 TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1

Planning application reference number: 16/AP/0515

Report: see pages 36 to 54 of the agenda pack and pages 6 and 7 of the addendum report.

PROPOSAL

Infill and replacement of all ground floor shop fronts within Tower Bridge Piazza, the north side of Compass Court and the west side of Admiral's Court on Horselydown Lane; refurbishment of residential access doorway to the Copper Row side of Admiral's Court and Knot House; and the erection of awnings to the piazza side of Compass Court and

southern side of Admiral's Court.

This item was heard together with item 7.1.

RESOLVED:

That planning permission for application number 16/AP/0515, as outlined in the report and addendum report, be granted subject to the conditions set out in the report and addendum report.

At this point, Councillor Radha Burgess joined the meeting.

7.3 THE COOPERAGES, 8 GAINSFORD STREET, LONDON SE1 2NG

Planning application reference number: 16/AP/0464

Report: see pages 55 to 72 of the agenda pack and page 7 of the addendum report.

PROPOSAL

Installation of 51 cycle stands within the existing storage area of the undercroft access route to the basement car park of Eagle Wharf.

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 did not ask questions of the officer.

Representatives of the objectors addressed the meeting. Members asked questions of the objectors' representatives.

Representatives of the applicant addressed the meeting. Members asked questions of the representatives of the applicant.

There were no supporters of the application living within 100 metres who wished to speak.

Councillor Anood Al-Samerai addressed the sub-committee in her capacity as a ward councillor. Members did not ask questions of Councillor Al-Samerai.

Members debated the application and asked further questions of 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 16/AP/0464, as outlined in the report and addendum report, be granted subject to the conditions set out in the report and two additional conditions:

1. That signage be prominently displayed at the entrance and exit of the storage facility advising bike store users to be respectful of the residential nature of the area and reminding them not to cycle in the piazza.

2. That appropriate details of how the gate/door will be constructed to minimise noise be submitted to the planning authority. This needs to be built in accordance with consent given, and not changed without written consent.

The meeting then took a five-minute break and reconvened at 9pm.

7.4 291 UPLAND ROAD, LONDON SE22 0DN

Planning application reference number: 16/AP/0882

Report: see pages 73 to 84 of the agenda pack.

PROPOSAL

Alterations to existing single storey rear extension, to include a replacement and increase in height of the flat roof.

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 did not ask questions of the officer.

The objector addressed the meeting. Members did not ask questions of the objectors.

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

There were no supporters of the application living within 100 metres who wished to speak.

Councillor Rosie Shimell addressed the sub-committee in her capacity as a ward councillor. Members did not ask questions of Councillor Shimell.

Members debated the application and asked further questions of 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 16/AP/0882 as outlined in the report, be granted subject to the conditions set out in the report.

The meeting ended at 9.25 pm.

CHAIR:

DATED: