

Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Tuesday 28 February 2017 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
Councillor Maria Linforth-Hall (Vice-Chair)
Councillor Nick Dolezal
Councillor Damian O'Brien
Councillor Catherine Rose
Councillor Darren Merrill
Councillor Leo Pollak

OTHER MEMBERS

PRESENT: Councillor Ben Johnson

OFFICER Dipesh Patel (Development management)
SUPPORT: Ciaran Regen (Development management)
Craig Newton (Development management)
Michael Glasgow (Development management)
Margaret Foley (Legal officer)
Jonathan Gorst (Legal officer)
Beverley Olamijulo (Constitutional officer)

1. INTRODUCTION AND WELCOME

The chair welcomed the councillors, members of the public and officers to the meeting.

2. APOLOGIES

There were apologies for absence from Councillor Octavia Lamb and Councillor Sandra Rhule.

3. CONFIRMATION OF VOTING MEMBERS

The members of the committee present were confirmed as the voting members.

4. DISCLOSURE OF MEMBERS INTERESTS AND DISPENSATIONS

None were declared.

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.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 14 December 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 HAVEN WAY , LONDON SE1 3DT

Planning application reference number: 16-AP-2173

Report: see pages 11 to 35 of the agenda pack and pages 1 to 9 of the addendum report.

Note: This item was deferred from the Planning Sub-Committee B meeting held on 14 December 2016 and was being reheard. Councillors Darren Merrill and Leo Pollak had not been present at the previous meeting, therefore they left the top table and sat in the public gallery.

PROPOSAL

Construction of a roof-top extension to existing building to provide 3no. 3-bed residential units.

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

The objectors addressed the meeting and responded to questions from members.

The applicant's agent addressed the sub-committee and responded to questions from members.

There were no supporters who lived within 100 metres of the development site who wished to speak.

Councillor Ben Johnson addressed the meeting in his capacity as a ward member and responded to questions from members.

A motion to refuse planning permission was moved, seconded and put to the vote and declared carried as follows:

RESOLVED:

That planning permission for application number 16-AP-2173 be refused on the grounds that the development would be detrimental, due to loss of light from skylights in dwellings on fifth floor of the building.

At 9.00pm the meeting adjourned for a five minute comfort break. The meeting reconvened at 9.05pm.

Councillors Darren Merrill and Leo Pollak re-joined the top table.

7.2 CAR PARK, PLAY AREA AND GARAGES, DANIEL'S ROAD, LONDON SE15 3NA

Planning application reference number: 16-AP-4003

Report: see pages 36 to 61 of the agenda pack. Pages 4 and 10 to 15 of the addendum report.

Councillor Darren Merrill left the top table and sat in the public gallery. Councillor Merrill did not take part in the decision of this item because he lives within close proximity of the proposed development site and was also a cabinet member who had been involved in a previous decision concerning this site.

PROPOSAL

Construction of two 3 storey residential (Use Class C3) blocks with a total of 19 new council homes. Block A comprises of 5x 3-bed houses. Block B comprises of 3x 3-bed flats, 6x 2-bed flats, 5x 1-bed flat; together with associated communal amenity space, landscaping works, a new 5-space car park and re-provision of playground space.

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

There were no objectors present at the meeting.

The applicant and applicant's agent addressed the sub-committee and responded to questions from members.

Councillor Merrill spoke in support of the application in his capacity as a local resident and lived within 100 metres of the development site.

There were no ward members present at the meeting for this item.

A motion to grant planning permission was moved, seconded and put to the vote and declared carried as follows:

RESOLVED:

That planning permission for application number 16-AP-4003 be granted subject to the conditions outlined in the report and addendum report.

Councillor Merrill re-joined members at the top table.

7.3 56-60 DENMARK HILL, LONDON SE5 8RZ

Planning application reference number: 16-AP-3983

Report: see pages 62 to 78 of the agenda pack and pages 4 to 5 of the addendum report.

PROPOSAL

Demolition of single storey building to the rear (retrospective), creation of two storey building to accommodate proposed retail space on the ground floor and proposed gym space D1 Use on the first floor. Retention of existing two storey building facing onto Denmark Hill, with existing shop front and two storey building to the rear north-west corner of the site.

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

There were no objectors present at the meeting.

The applicant addressed the sub-committee and responded to questions from members.

There were no supporters that lived within 100 metres of the development site present at the meeting.

There were no ward members present at the meeting for this item.

A motion to grant planning permission was moved, seconded and put to the vote and declared carried as follows:

RESOLVED:

That planning permission for application number 16-AP-3983 be granted subject to the conditions outlined in the report and addendum report.

The meeting ended at 9.40 pm.

CHAIR:

DATED: