

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 6 March 2018 at 6.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Cleo Soanes (Vice-Chair)
Councillor Lucas Green
Councillor Hamish McCallum
Councillor Darren Merrill
Councillor Michael Mitchell
Councillor Jamiile Mohammed
Councillor Adele Morris

OTHER MEMBERS PRESENT: Councillor Andy Simmons

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Legal Officer)
Alistair Huggett (Planning Projects Manager)
Nick Wolff (Principal Strategy Officer)
Alex Cameron (Development Management)
Tracy Chapman (Design and Conservation)
Laura Hills (Planning Policy)
Toby Sowter (Surveyor)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillor Lorraine Lauder; and for lateness from Councillor Lucas Green.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which had been circulated at the meeting:

- Addendum report relating to items 9.1 and 9.2
- Members' pack relating items 9.1 and 9.2

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 30 January 2018 and 7 February 2018 be confirmed as correct records and signed by the chair.

6. ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS FOR A CHANGE OF USE FROM LIGHT INDUSTRIAL TO RESIDENTIAL

An officer introduced the report and members of the committee considered the information contained therein. Members of the committee asked no questions of officers.

RESOLVED:

1. That the confirmation of the Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended) for the change of use from B1c (Light Industrial) to C3 (Dwelling houses) be authorised.
2. That this Article 4 Direction will cover any property located within South East Bermondsey, Parkhouse Street, Mandela Way and Old Kent Road Strategic Preferred Industrial Locations, as well as selected sites in the Peckham and Nunhead Area Action Plan (2015) and selected emerging site allocations in the New Southwark Plan Proposed Submission Version (2017) and Old Kent Road Further Preferred Option Version (2017), as shown on the table of sites in Appendix B and the maps in Appendix C of the report.
3. That the updated equalities analysis of the proposed Article 4 Directions (Appendix D) be noted.
4. That the arrangements for confirming the Article 4 Direction including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) Order 1995 be delegated to the director of planning.

7. THE RELEASE OF £40,000,000 FROM TWO S106 AGREEMENTS TO DELIVER AFFORDABLE HOUSING

An officer introduced the report.

At this point Councillor Lucas Green joined the meeting.

Members asked questions of the officers.

RESOLVED:

That the release of £40,000,000 of section 106 funding from the legal agreements detailed in paragraph 16 to deliver affordable housing across Southwark be approved.

In accordance with paragraph 1.8.4 of the council's committee procedure rules, Councillor Adele Morris asked for her vote against the recommendation to be recorded.

8. TO RELEASE £4,748,902.34 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, FOR THE PURPOSES OF EMPLOYMENT AND TRAINING IN THE BOROUGH

An officer introduced the report and members of the committee considered the information contained therein. Members of the committee asked questions of officers.

RESOLVED:

That the release of £4,748,902.34 S106 funding, from the agreements listed in Appendix 1 of the report, in order to deliver employment and training across the borough be approved.

9. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

The chair announced that as items 9.1 and 9.2 items related to the same address they would be heard together, but voted on separately.

9.1 BELTWOOD HOUSE, 41 SYDENHAM HILL, LONDON SE26 6TH (PLANNING CONSENT)

Planning application reference: 17/AP/3070

Report: see pages 97 to 147 of the agenda and pages 1 and 2 of the addendum report.

PROPOSAL

Alterations to enable a change of use of Beltwood House (a Grade II listed building) from a Class C2 residential institution to provide 7 apartments with external works comprising demolition of the service wing outriggers and replacement with a new communal entrance. Demolition of curtilage outbuildings to the east of Beltwood House ('Stables and Worker's cottage') and replacement with 3 No. residential units. Creation of new Gate House and a Pavilion House within the site curtilage. Alterations including underpinning of the existing Gate Lodge (curtilage listed building) and ground floor extension. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents. Car parking for 17 cars for residents and visitors. Provision of new refuse and cycle storage structures. Creation of new vehicular access on to Sydenham Hill from the south-east of the site to serve one new dwelling (new Gate House).

The committee heard the officers' introduction to the report and addendum report. Councillors asked questions of the officers.

An objector addressed the meeting. Members of the committee asked questions of the objector.

The applicant's agents addressed the committee, and answered questions by the committee.

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

Councillor Andy Simmons addressed the meeting in his capacity as a ward councillor, and answered questions by the committee.

The committee put further questions to officers and discussed the application.

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

RESOLVED:

1. That planning permission be granted subject to:
 - a. The completion of a legal agreement
 - b. The conditions set out in the report and addendum report
 - c. An amended condition 17 regarding the design and location of the refuse storage whose design must mitigate against potential noise, vermin and odour. In the event that is not possible, the refuse storage must be relocated.
2. That in the event that a satisfactory legal agreement is not signed by 30 May 2018, the director of planning be authorised to refuse planning permission for the reason given in paragraph 116 of the report.

9.2 BELTWOOD HOUSE, 41 SYDENHAM HILL, LONDON SE26 6TH (LISTED BUILDING CONSENT)

Planning application reference: 17/AP/3071

Report: see pages 148 to 171 of the agenda.

PROPOSAL

Alterations to enable a change of use of Beltwood House (a Grade II listed building) from a Class C2 residential institution to provide 7 apartments with external works comprising demolition of the service wing outriggers and replacement with a new communal entrance. Demolition of curtilage outbuildings to the east of Beltwood House ('Stables and Worker's cottage') and replacement with 3 No. residential units. Creation of new Gate House and a detached house within the site curtilage. Alterations including underpinning of the existing Gate Lodge (curtilage listed building) and, ground floor extension.

This item was considered jointly with item 9.1.

RESOLVED:

1. That listed building consent be granted, subject to legal agreement and to the conditions set out in the report.
2. That in the event that a satisfactory legal agreement is not concluded by 30 May 2018, listed building consent be refused.

Meeting ended at 7.30 pm

CHAIR:

DATED: