

Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 17 July 2018 at 6.30 pm
in the Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Lorraine Lauder MBE (Chair)
Councillor David Noakes
Councillor Sandra Rhule
Councillor Martin Seaton

OTHER MEMBERS PRESENT: Councillor Catherine Rose

OFFICER SUPPORT: Dennis Sangweme (Development Management)
Margaret Foley (Legal Officer)
Amy Lester (Development Management)
Alex Oyebade (Transport Policy)
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 Councillors Jane Salmon (Vice-Chair), Richard Leeming and Michael Situ.

3. CONFIRMATION OF VOTING MEMBERS

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

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 8 – development management items
- Members' pack
- A briefing note by the objectors to item 8.2 - Dulwich College, Dulwich Common, London SE21 7LD.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 27 June 2018 be approved as a correct record and signed by the chair.

7. TREE PRESERVATION ORDER (TPO) CONFIRMATION: BEECH TREE AT REAR OF 29-33 MOUNT ADON PARK

The council's urban forester introduced the report and addendum report. Members of the sub-committee asked questions of the officer and discussed the information presented to them.

RESOLVED:

That the provisional TPO reference 519 be confirmed unamended.

8. DEVELOPMENT MANAGEMENT ITEMS

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.

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 this 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.

8.1 31-33 GROVE VALE, LONDON SE22 8EQ

Planning application reference: 17/AP/4421

Report: see pages 36 – 50 of the agenda pack and page 2 of the addendum report.

PROPOSAL

Change of use of the upper floors of The Cherry Tree Public House from ancillary staff accommodation (Class A4 Use) to create a 26-bed bunk house hostel (Sui Generis - Visitor Accommodation) across four rooms plus ancillary accommodation for the general manager (Class A4).

The sub-committee heard the officer's introduction to the report and addendum report. Councillors asked questions of the officer.

Spokespersons for the objectors addressed the meeting. Members of the sub-committee asked questions of the spokespersons for the objectors.

The applicant's agent addressed the sub-committee, and answered questions by the sub-committee.

There were no supporters who lived within 100m of the development site, or ward councillors, present and wishing to speak.

The sub-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 lost.

At 7.35pm the meeting adjourned to take advice from officers and reconvened at 7.55pm.

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

RESOLVED:

That planning application 17/AP/4421 be refused, as it would result in an unacceptable level of disturbance to neighbouring residential amenity, resulting from the intensity of the use and level of activity. This would give rise to noise, disturbance and increased levels of occupation out of character with the established nature of the area, contrary to saved policies 3.2 'Protection Of Amenity' and 1.12 'Hotels And Visitor Accommodation' of the Southwark Plan 2007.

The meeting adjourned at 7.57pm for a comfort break and reconvened at 8.10pm.

8.2 DULWICH COLLEGE, DULWICH COMMON, LONDON SE21 7LD

Planning application reference: 17/AP/4771

Report: see pages 51 – 71 of the agenda pack and page 3 of the addendum report.

PROPOSAL

Construction of a new car park to the south west of the campus site, to provide 135 spaces with access from Alleyn Park, in connection with the removal of the existing car park adjacent to the main college buildings (reduction in 15 spaces). Development would encompass:

- *Reinstatement of landscaped frontage to the Barry Buildings involving the provision of coach parking, retention of student drop-off area and disabled parking.*
- *Provision of 14 electric vehicle charging points, external lighting and vehicle wash down area in new car park.*
- *Improvements to site access and removal of Leylandii trees/hedge to Alleyn Park.*

Departure from Development Plan policies 3.25 Metropolitan Open Land (MOL) of the saved Southwark Plan 2007, SP11 Open Spaces and Wildlife of the Core Strategy 2011 and 7.17 Metropolitan Open Land of the London Plan 2016.

The chair drew councillors' attention to the briefing note by the objectors which had been circulated prior to the meeting and gave members of the sub-committee more time to read the document.

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

Spokespersons for the objectors addressed the meeting. Members of the sub-committee asked questions of the spokespersons for the objectors.

The applicant addressed the sub-committee, and answered questions put by the sub-committee.

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

Councillor Catherine Rose addressed the sub-committee in her capacity as ward councillor, and answered questions by members of the sub-committee.

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

A motion to defer this item to allow for a site visit during term-time was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning application 17/AP/4771 be deferred to a future meeting to allow members of the sub-committee to visit the site during term-time.

The meeting ended at 9.45pm.

CHAIR:

DATED: