

Planning Sub-Committee A

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

PRESENT: Councillor Lorraine Lauder MBE (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Richard Leeming
Councillor David Noakes
Councillor Sandra Rhule
Councillor Martin Seaton
Councillor Michael Situ

OTHER MEMBERS PRESENT: Councillor Catherine Rose
Councillor Evelyn Akoto
Councillor Richard Livingstone

OFFICER SUPPORT: Dennis Sangweme (Development Management)
Margaret Foley (Legal Officer)
Alex Cameron (Development Management)
Amy Lester (Development Management)
Alex Oyebade (Transport Policy)
Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

There were no apologies for absence.

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

None were disclosed.

Councillor David Noakes mentioned that he had received additional information from the applicant and objectors on item 7.1, Dulwich College, Dulwich Common, London SE21 7LD.

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 7.1 – development management items
- Members' pack.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 17 July 2018 be approved as a correct record and signed by the chair.

7. 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.

7.1 DULWICH COLLEGE, DULWICH COMMON, LONDON SE21 7LD

Councillors Jane Salmon, Richard Leeming and Michael Situ withdrew from the sub-committee because they had been absent at the last meeting in July when the item was first considered.

The following item had been deferred at the previous meeting on 17 July 2018 to allow

members the opportunity to attend a site visit.

Planning application reference: 17/AP/4771

Report: see pages 11 – 31 of the agenda pack and pages 1 and 2 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 sub committee heard the officer give a brief re-introduction to the officer's report and addendum report.

Councillors asked questions of the planning and transport officers.

Councillor Seaton arrived at 7.05pm. He did not take part in the debate or vote for this item.

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

RESOLVED:

That planning application 17/AP/4771 be granted subject to conditions, set out in the report and subject to an added informative which would include further traffic calming measures which would be raised tables in order to safeguard the highway safety of pedestrians at this location including those accessing Alleyn park.

7.2 294-304 ST JAMES'S ROAD, LONDON SE1 5JX

Councillors Jane Salmon, Richard Leeming and Michael Situ re-joined the sub-committee for this application.

Planning application reference: 18/AP/0930

Report: see pages 32 – 50 of the agenda pack and pages 2 to 4 of the addendum report.

PROPOSAL

Construction of part one, part two storey roof level extension (third and fourth floor) to create 8 residential apartments (Class C3) comprised of 3 x 1 bedroom units and 5 x 2 bedroom units.

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

A spokesperson for the objectors addressed the meeting. Members of the sub-committee asked questions of the spokesperson for the objectors.

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

There were no supporters who lived within 100m of the development site.

Councillor Richard Livingstone and Councillor Evelyn Akoto addressed the meeting in their capacity as ward members and responded to questions from members.

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 carried.

RESOLVED:

That planning application 18/AP/0930 be granted subject to conditions including two additional conditions and subject to a unilateral undertaking. The additional conditions are as follows:

1. Condition 3 be modified to include reference to a white or light reflective material around the lightwells.
2. There is a condition requiring a construction management plan and liaison with a residents' forum/working group.
3. That in the event that a satisfactory unilateral undertaking is not signed by 30 November 2018, the Director of Planning be authorised to refuse planning permission for the reason given in paragraph 51 of the report.

The meeting ended at 8.50 pm.

CHAIR:

DATED: