

## Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Wednesday 12 June 2019 at 6.30 pm at Ground Floor Meeting Room G02, 160 Tooley Street, London SE1 2QH

---

**PRESENT:** Councillor Kath Whittam (Chair)  
Councillor Jane Salmon (Vice-Chair)  
Councillor Peter Babudu  
Councillor David Noakes  
Councillor Martin Seaton  
Councillor Leanne Werner

**OTHER MEMBERS PRESENT:** Councillor Anood Al-Samerai  
Councillor Damian O'Brien

**OFFICER SUPPORT:** Dipesh Patel (Development Management)  
Margaret Foley (Legal Officer)  
Sonia Watson (Development Management)  
Martin McKay (Design and Conservation)  
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 Sunil Chopra.

### 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 7 – development management items
- Members' pack.

The chair announced that items 7.2 and 7.3, as well as 7.4 and 7.5 would be heard together as each pair related to the same address.

## **6. MINUTES**

### **RESOLVED:**

That the minutes of the meeting held on the 29 April 2019 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 2-4 MELIOR PLACE, LONDON SE1 3SZ**

**Planning application reference: 18/AP/3229**

Report: see pages 9 to 33 of the agenda pack and pages 1 to 4 of the addendum report.

## PROPOSAL

*Redevelopment of the site involving the construction of a 6-storey plus basement building, comprising a retail art gallery (Class A1) on the ground floor and 3 x 2 bed, 2 x 3 bed and 2 x 4 bed residential units on the upper floors.*

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

Representatives of the objectors addressed the meeting and answered questions posed by the sub-committee.

The applicants and their agents addressed the sub-committee and answered questions posed by the sub-committee.

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

Councillor Damian O'Brien addressed the sub-committee in his capacity as a ward councillor. Members of the sub-committee did not ask questions of Councillor O'Brien.

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:

1. That planning consent for application 18/AP/3229 be granted, subject to a S106 legal agreement and the conditions set out in the report, including:
  - an amended condition 7 (as listed in Appendix 4 of the report) to also include a stipulation that on the south elevation, obscure glazing be used on the first floor, as well as on the second floor, up to a height of 1700mm, to prevent overlooking.
  - an amended condition 3, as set out in the addendum report.
2. That in the event that the above requirements are not met by the 30 August 2019, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 71 of the report.

At 8:10pm the meeting adjourned for a five-minute comfort break.

## 7.2 THE CIRCLE, QUEEN ELIZABETH STREET, LONDON SE1 2JE

**Planning application reference: 19/AP/0683**

Report: see pages 34 to 51 of the agenda pack and page 4 of the addendum report.

## **PROPOSAL**

*Construction of single-storey extension at roof level to provide four residential units (Use Class C3), together with the provision of car parking spaces and bicycle storage facilities.*

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

Representatives of the objectors addressed the meeting and answered questions from the sub-committee.

The applicant's representatives addressed the sub-committee and answered questions posed by the sub-committee.

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

Councillor Anood Al-Samerai addressed the sub-committee in her capacity as a ward councillor and answered questions posed by the sub-committee.

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

At 9:35pm the meeting went into closed session to take officer advice. The meeting resumed at 10:02pm.

A motion to defer the decision on item 7.2 to a future meeting was proposed, seconded, put to the vote and declared to have been carried.

## **RESOLVED:**

That this item be deferred to a future meeting to allow for a site visit.

### **7.3 THE CIRCLE, QUEEN ELIZABETH STREET, LONDON SE1 2JU**

**Planning application reference: 19/AP/0698**

Report: see pages 52 to 66 of the agenda pack and pages 4 of the addendum report.

## **PROPOSAL**

*Construction of single-storey extensions at roof level to provide four residential units (Use Class C3), together with the provision of car parking spaces and bicycle storage facilities.*

This item was considered together with item 7.2.

A motion to defer the decision on item 7.3 to a future meeting was proposed, seconded, put to the vote and declared to have been carried.

## **RESOLVED:**

That this item be deferred to a future meeting to allow for a site visit.

#### **7.4 153-159 BOROUGH HIGH STREET, LONDON SE1 1HR**

**Planning application reference: 18/AP/4155**

Report: see pages 67 to 76 of the agenda pack.

##### **PROPOSAL**

*Details of condition 11 samples of all external facing materials for planning permission 15/AP/4980 (Demolition of 153-159 Borough High Street, and erection of 7-storey hotel (with basement), comprising 50 bedrooms and roof terrace, top 2 floors set back; and A1/A3 use at basement and ground floor level.)*

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

There were no objectors present wishing to speak.

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

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

The sub-committee discussed the application.

A motion to approve the details submitted was moved, seconded, put to the vote and declared carried.

##### **RESOLVED:**

That the details submitted for application 18/AP/4155 be approved as set out in the report.

#### **7.5 153-159 BOROUGH HIGH STREET, LONDON SE1 1HR**

**Planning application reference: 19/AP/0277**

Report: see pages 77 to 85 of the agenda pack.

##### **PROPOSAL**

*Details of Condition 4 - section detail drawings for planning permission 15/AP/4980 (Demolition of 153-159 Borough High Street, and erection of 7- storey hotel (with basement), comprising 50 bedrooms and roof terrace, top 2 floors set back; and A1/A3 use at basement and ground floor level).*

This item was heard together with item 7.4.

A motion to approve the details submitted was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

That the details submitted for application 19/AP/0277 be approved as set out in the report.

The meeting ended at 10.20pm.

**CHAIR:**

**DATED:**