



PLANNING SUB-COMMITTEE A

MINUTES of the Planning Sub-Committee A held on Wednesday 18 July 2012 at 7.00 pm at Ground Floor Meeting Room G02a, 160 Tooley Street, London, SE1 2QH

PRESENT: Councillor Victoria Mills (Chair)
Councillor Adele Morris (Vice-Chair)
Councillor Eliza Mann
Councillor David Noakes
Councillor the Right Revd Emmanuel Oyewole
Councillor Michael Situ

OTHER MEMBERS PRESENT: Councillor Poddy Clark
Councillor Claire Hickson
Councillor Tim McNally

OFFICER SUPPORT: Gary Rice, Head of Development Management
Rob Bristow, Development Management Team
Andre Verster, Development Management Team
Norman Brockie, Design and Conservation Officer
Tim Gould, Development Control & Strategic Projects
Rachel Mckoy, Planning Lawyer
Tim Murtagh, 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 Barrie Hargrove.

3. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as voting members.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

A member made the following declaration in relation to the following item:

7.4 110 Wyndham Road, London, SE5 0LR

Councillor the Right Revd Emmanuel Oyewole, non-pecuniary, said that the application was within his ward and he would not be participating in the debate or decision.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair informed the committee of the following additional document relating to item 7 - development management circulated prior to the meeting:

- Addendum report

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 18 July 2012 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.

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda 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 and draft decision notices unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

7.1 301 - 303 BOROUGH HIGH STREET AND 1-3 TRINITY STREET, LONDON, SE1 1DB

Planning application reference number 12-AP-1230

PROPOSAL

The demolition of the existing building and the erection of a predominantly part 5 / part 6 storey building with three storey rear element comprising of 222.5 sqm of commercial floor space, flexible A1 retail/A2 financial and professional services at ground floor level and B1 office space at basement level; provision of 4 x 2 bedroom apartments with balconies above; along with a two bedroom, three storey house with basement and associated cycle parking facing Trinity Street.

The sub committee heard an officer's introduction to the report, and councillors asked questions of the officer.

Councillors heard representations from the objectors, and asked questions of them.

Members heard representations from the applicant's agents, and asked questions of them.

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

Councillor Tim McNally spoke in his capacity as a ward councillor.

Councillors debated the application and asked questions of the officers.

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

RESOLVED:

That planning application 12-AP-1230 be refused on the following grounds:

1. The proposed development, with its overbearing height, mass and scale, would appear over dominant to residents living nearby, adversely impacting their visual amenity. Therefore the proposal is contrary to saved policy 3.2 'Protection of Amenity of the Southwark Plan 2007, and the SPD for Residential Design Standards 2011.
2. The architectural design of the proposed development is considered inappropriate to the surrounding area. Therefore, the development is contrary to saved policies 3.12 'Quality in Design' of the Southwark Plan 2007.
3. The proposed development is considered to have a negative impact in relation to the nearby conservation area. Therefore, the development is contrary to saved policies 3.18 'Setting of listed buildings, conservation areas and world heritage sites' of the Southwark Plan 2007.

Councillor the Right Revd Emmanuel Oyewole left the meeting at this point as he was feeling unwell.

7.2 UNION WORKS, 60 PARK STREET & 16 NEW GLOBE WALK, LONDON, SE1 9EA

Planning application reference number 12-AP-0042

PROPOSAL

Change of use of part ground floor approved for use as office (B1 use) under application 06-AP-1882 to restaurant (A3 use), with the installation of louvred grills at pavement level on the Bear Gardens elevation.

The sub committee heard an officer's introduction to the report, and councillors asked questions of the officer.

Councillors heard representations from the objectors, and asked questions of them.

Members heard representations from the applicant's agents, and asked questions of them.

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

Councillors debated the application and asked questions of the officers.

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

RESOLVED:

That planning application 12-AP-0042 be granted as set out in the report and subject to the additional conditions as follows:

- That a standard condition be added to restrict the noise of the extractor fan along with its hours of use.
- New condition 9:
The use hereby permitted shall be serviced in strict accordance with the service management plan submitted as part of this application, including the points of delivery, and with the hours of servicing to be as stipulated in Condition 6 of this permission.

7.3 NEWSPAPER HOUSE, 40 RUSHWORTH STREET LONDON, SE1 0RB

Planning application reference number 12-AP-0542

PROPOSAL

Addition of a new condition listing revised drawing numbers and variation of Condition 5 of planning permission 08-AP-0351 [dated 03/10/2008] [Construction of a ground floor plus three/four storey building to provide 1163 sqm (GEA) of Class B1 employment floorspace

and nine residential units comprising 5 x 2 bedroom apartments and 4 x 3 bedroom maisonettes, shared courtyard and garden space, ancillary plant and equipment]. The revisions proposed include amendments to balconies on the King's Bench elevation, amendments to layout of B1 floorspace at ground and first floor level, revised access and cycle parking arrangements at ground floor level, revised layouts of the residential units at second, third and fourth floor levels, including provision of a bridge link at 2nd floor level, addition of Solar PV panels at roof level, removal of the lowered courtyard in the office space, revised screening of the access decks and removing the consented screen adjacent to 63 Webber Street to create more useable garden amenity space. Also proposed are changes to all elevations.

The sub committee heard an officer's introduction to the report, and councillors asked questions of the officer.

Councillors heard representations from the objectors, and asked questions of them.

Members heard representations from the applicant's agent, and asked questions of them.

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

Councillors debated the application and asked questions of the officers.

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

RESOLVED:

That planning application 12-AP-0542 be granted as set out in the report and subject to the additional conditions set out in the addendum report as follows:

- That condition 1 be deleted.
- Amended condition 6:
Before any further works are carried out in relation to this permission, a detailed drawing to a scale of 1:50 of the proposed sitting and design of a screen between the application property and 63 Webber Street shall be submitted to and approved by the Local Planning Authority to show a position as previously permitted under application 08/AP/0351.
- Amended condition 7:
Details of the proposed screening to the roof gardens, the access walkways, the south east and north west facing balconies/terraces shall be submitted to and approved in writing by the local planning authority before any further works in connection with this permission are carried out. Details shall include the materials, sectional details, heights and position of screens. The screens shall be installed in strict accordance with the approved details prior to the first occupation of the development hereby permitted and shall be retained as such thereafter.

7.4 110 WYNDHAM ROAD, LONDON, SE5 0UB

Planning application reference number 11-AP-2382

PROPOSAL

Change of use from retail shop (A1 use) to hot food takeaway (A5 use) including installation of an external duct to the flank.

The sub committee heard an officer's introduction to the report, and councillors asked questions of the officer.

There were no representations from objectors.

Members heard representations from the applicant's agent, and asked questions of them.

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

Councillors debated the application and asked questions of the officers.

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

RESOLVED:

That planning application 11-AP-2382 be granted as set out in the report and subject to the additional conditions set out in the addendum report as follows:

- Amended condition 3:
The use hereby permitted for hot food takeaway (A5 use) purposes shall not be carried on outside of the hours of 1:30pm to 10:30pm Monday to Friday and 12:00pm (midday) to 10:30pm on Saturday and Sunday.
- Amended condition 7:
The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the premises before the use of the premises hereby permitted is commenced and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority. The refuse bins shall only be brought to the front of the site on the day of collection.
- New condition 9:
Prior to commencement of the use hereby permitted the premises shall be fitted with a CCTV system both inside and outside which shall remain operational for the life of this permission.
- New condition 10:
The hot food takeaway use hereby permitted shall not include any motorised

home delivery service at any time.

7.5 OLD COLLEGE LAWN TENNIS AND CROQUET CLUB, 10 GALLERY ROAD, LONDON, SE21 7AB

Planning application reference number 12-AP-1573

PROPOSAL

Relocation of 4 floodlighting posts around tennis courts 4 and 5 and use of floodlighting for courts 1-5 between the hours of 08:00 to 21:30 Monday to Saturday and for courts 1, 2 and 3 between the hours of 08:00 to 20:30 on Sunday.

The sub committee heard an officer's introduction to the report, and councillors asked questions of the officer.

There were no representations from objectors.

Members heard representations from the applicant's agent, and asked questions of them.

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

Councillors debated the application and asked questions of the officers.

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

RESOLVED:

That planning application 12-AP-1573 be granted subject to the conditions as set out in the report.

7.6 THE ELMS, FOREST HILL ROAD, LONDON, SE22 0SH

Planning application reference number 12-AP-0294

PROPOSAL

Change of use of ground floor from residential (Class C3) to a nursery / creche (Class D1).

The sub committee heard an officer's introduction to the report, and councillors asked questions of the officer.

There were no representations from objectors or from the applicant.

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

Councillors debated the application and asked questions of the officers.

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

RESOLVED:

That planning application 12-AP-0294 be granted subject to the conditions as set out in the report.

The meeting ended at 10.54pm.

CHAIR:

DATED: