



## **Planning Sub-Committee B**

MINUTES of the OPEN section of the Planning Sub-Committee B held on Tuesday 12 February 2013 at 7.00 pm at Room G01a, 160 Tooley Street, London SE1 2QH

---

**PRESENT:** Councillor Darren Merrill (Chair)  
Councillor Nick Stanton (Vice-Chair)  
Councillor Neil Coyle  
Councillor Nick Dolezal  
Councillor Richard Livingstone  
Councillor Wilma Nelson

**OFFICER SUPPORT:** Alison Brittain (Development Management)  
Tim Gould (Transport Planning)  
Jonathan Gorst (Legal Officer)  
Victoria Lewis (Development Management)  
Michael Tsoukaris (Design & 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 David Noakes.

### **3. CONFIRMATION OF VOTING MEMBERS**

The members present were confirmed as the voting members.

### **4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

There were none.

The chair explained that items 7.4 and 7.5 would be considered by the committee, because the applicant was related to a councillor. The chair and the councillors present

confirmed that they had formed no prior judgment on these items.

## **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

The chair also announced that the following items would be heard together: items 7.2 and 7.3; items 7.4 and 7.5; and items 7.6 and 7.7. This is because each sets of two related to the same address.

## **6. MINUTES**

### **RESOLVED:**

That the minutes of the meeting held on the 11 December 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 VISION HOUSE, 182 LANDELLS ROAD, LONDON SE22 9PP**

**Planning application reference number 12-AP-2841**

Report: See pages 13-34 of the agenda, and addendum report pages 1-6.

## **PROPOSAL**

*Demolition of existing commercial buildings and redevelopment of the site to provide 4 x 4 bedroom houses over three floors including 6 off street parking spaces together with refuse storage area and associated landscaping.*

The sub-committee heard an introduction to the report from an officer during which members were informed about the clarifications and amendments to the committee report stated in the addendum report relating to this item.

Members asked questions of the officer.

Members heard a representation from a spokesperson for the objectors to the application, and asked questions.

The applicants made representations to the sub-committee and answered members' questions.

There were no supporters living within 100 metres of the development site, or ward members, who wished to speak.

Members debated the application and asked questions of the officers.

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

## **RESOLVED:**

That planning application 12-AP-2841 be granted, subject to the conditions set out in the report and in the addendum report, and subject to an additional condition requiring the applicant to soften the southern flank elevation.

## **7.2 DULWICH COLLEGE, DULWICH COMMON, LONDON SE21 7LG (PLANNING CONSENT)**

### **Planning application reference number 12-AP-3691**

Items 7.2 and 7.3 were considered together.

Report: See pages 35-60 of the agenda pack, and addendum report page 2.

## **PROPOSAL**

*Demolition of existing college science building and erection of a new part 2, part 3-storey science building and associated landscaping (Use Class D1).*

The sub-committee heard an introduction to the report from an officer during which members were informed about the clarifications and amendments to the committee report

stated in the addendum report.

Members asked questions of the officer.

Members heard a representation from a contributor from Southwark's Conservation Areas Advisory Group, and asked questions.

The applicants made representations to the sub-committee and answered members' questions.

There were no supporters living within 100 metres of the development site, or ward members, who wished to speak.

Members debated the application and asked questions of the officers.

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

**RESOLVED:**

That planning application 12-AP-3691 be granted, subject to the conditions set out in the report and in the addendum report.

**7.3 DULWICH COLLEGE, DULWICH COMMON, LONDON SE21 7LG (CONSERVATION AREA CONSENT)**

**Planning application reference number 12-AP-3692**

Report: See pages 61 -73 of the agenda pack, and addendum report page 2.

**PROPOSAL**

*Demolition of existing college science building.*

Items 7.2 and 7.3 were considered together (see item 7.2).

A motion to grant conservation area consent was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That conservation area consent for application 12-AP-3692 be granted, subject to the conditions set out in the report and in the addendum report.

At 8.20pm, the meeting adjourned for a short break and resumed at 8.24pm.

#### **7.4 160-162 RYE LANE, LONDON SE15 4NB (PLANNING CONSENT)**

##### **Planning application reference number 12-AP-2698**

Report: See pages 74-98 of the agenda pack.

Items 7.4 and 7.5 were considered together.

##### **PROPOSAL**

*Demolition of existing building and erection of part-three storey/part-four storey building to provide eight residential units (comprising of 2 x studio flat, 2 x 1b2p flat, 4 x 2b4p flat) on first, second, third and fourth floors, with associated refuse and cycle storage, retention of ground floor and basement Class A1 retail use; new shopfront.*

The sub-committee heard an introduction to the report from an officer. Members asked questions of the officer.

Members heard a representation from spokespersons of the objectors to the application and asked questions.

The applicant's agents made representations to the committee and answered members' questions.

Members heard a representation from supporters living within 100 metres of the development site, and asked questions of the supporters.

There were no ward members, who wished to speak.

Members debated the application and asked questions of the officers.

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

##### **RESOLVED:**

That planning application 12-AP-2698 be granted, subject to the conditions set out in the report.

#### **7.5 160-162 RYE LANE, LONDON SE15 4NB (CONSERVATION AREA CONSENT)**

##### **Planning application reference number 12-AP-3804**

Report: See pages 99-112 of the agenda pack.

##### **PROPOSAL**

*Demolition of the existing building (related to application 12/AP/2698 to provide Part-three*

*storey/part-four storey building to provide eight residential units [comprising of 2 x studio flat, 2 x 1b2p flat, 4 x 2b4p flat] on first, second, third and fourth floors, with associated refuse and cycle storage, retention of ground floor and basement Class A1 retail use; new shopfront).*

Items 7.4 and 7.5 were considered together (see item 7.4).

A motion to conservation area consent was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That conservation area consent for planning application 12-AP-3804 be granted, subject to the conditions set out in the report.

**NOTE:** At this point, Councillor Neil Coyle left the meeting.

**7.6 HONOR OAK CREMATORIUM, BROCKLEY WAY, LONDON SE4 2LJ (PLANNING CONSENT)**

**Planning application reference number 12-AP-3538**

Report: See pages 113-123 of the agenda pack, and addendum report page 2.

Items 7.6 and 7.7 were considered together.

**PROPOSAL**

*New abatement equipment and cooling plant to first floor flat roof.*

The sub-committee heard an introduction to the report from an officer during which members were informed about the clarifications and amendments to the committee report stated in the addendum report relating to this item. Members asked questions of the officer.

There were no objectors, or representatives of the applicant who wished to speak.

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

Members debated the application.

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

**RESOLVED:**

That planning application 12-AP-3538 be granted, subject to the conditions set out in

the report and in the addendum report.

**7.7 HONOR OAK CREMATORIUM, BROCKLEY WAY, LONDON SE4 2LJ (LISTED BUILDING CONSENT)**

**Planning application reference number 12-AP-3540**

Report: See pages 124-132 of the agenda pack.

**PROPOSAL**

*New abatement equipment and cooling plant to first floor flat roof.*

Items 7.6 and 7.7 were considered together (see item 7.6).

A motion to grant listed building consent was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That listed building consent for planning application 12-AP-3540 be granted, subject to the conditions set out in the report and in the addendum report, and subject to referral to Secretary of State for final decision.

**CHAIR:**

**DATED:**