



## Planning Sub-Committee A

MINUTES of the OPEN section of the Planning Sub-Committee A held on Tuesday 23 April 2013 at 7.00 pm at Room G02, 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Victoria Mills (Chair)  
Councillor Adele Morris (Vice-Chair)  
Councillor Michael Bukola  
Councillor Nick Dolezal  
Councillor Barrie Hargrove  
Councillor Eliza Mann  
Councillor Michael Situ

**OTHER MEMBERS PRESENT:** Councillor Robin Crookshank Hilton  
Councillor Poddy Clark  
Councillor Claire Hickson  
Councillor Tim McNally  
Councillor Michael Mitchell  
Councillor David Noakes  
Councillor Cleo Soanes  
Councillor Mark Williams

**OFFICER SUPPORT:** Gary Rice (Head of Development Management)  
Jonathan Gorst (Head of Regeneration & Development Team, Legal Services)  
Tim Gould (Development Control)  
Rob Bristow (Development Control)  
Norman Brockie (Design and Conservation Team)  
Michele Sterry (Development Control)  
Terrence McLellan (Development Control)  
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 the Right Revd Emmanuel Oyewole, and from Councillor Michael Situ for lateness.

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

The members of the committee present were confirmed as the voting members.

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

Councillors made the following declarations in relation to:

### **Agenda item 7.1 - 1-20 Spurgeon Street, London SE1 4YP**

Councillor Adele Morris, Non Pecuniary, as she had met with some of the objectors, but had not expressed a view and would approach this planning application with an open mind.

Councillor Victoria Mills, Non Pecuniary, as she had been contacted about this item, but had not expressed a view and would approach this planning application with an open mind.

### **Agenda item 7.5 - 4-7 Vine Yard, London SE1 1QL**

Councillor Adele Morris, Non Pecuniary, as she had been contacted about this item, but had not expressed a view and would approach this planning application with an open mind.

## **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 development management items 7.1, 7.4 and 7.5

## **6. MINUTES**

### **RESOLVED:**

That the minutes of the meeting held on the 22 January 2013 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.

The meeting heard that some councillors were unhappy with the length of the addendum report, and disappointed with the quality of some of the original reports.

**Note:** At this point Councillor Michael Situ joined the meeting.

The chair announced that the items would be heard in the following order: 7.1, 7.4, 7.2 and 7.3 (to be heard together), and 7.5.

### 7.1 1-20 SPURGEON STREET, LONDON SE1 4YP

#### Planning application reference number 13/AP/0501

Report: See pages 11 – 44 of the agenda pack, and pages 1-5 of the addendum report.

#### PROPOSAL

*Use of 1-20 Spurgeon Street and 58 Great Dover Street as a 52 bedroom hotel within Use Class C1 with associated alterations to the front elevation (north) of the building along Great Dover Street and the insertion of windows within the western and eastern elevation.*

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 spokespersons 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, who wished to speak.

Councillors Claire Hickson and Tim McNally spoke in their capacity as ward members. Members of the committee asked questions of councillors Hickson and McNally.

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 13/AP/0501 be granted, as set out in the report and the addendum report, and with the following amendments and additions:

1. The details of the service management plan, which is to be submitted by the applicant as stipulated in condition 9, are to be consulted on with residents and appropriate councillors.
2. Condition 10 to be amended to allow deliveries, loading and unloading from 10am – 3pm from Monday to Saturday only.
3. An additional condition to be added prohibiting the establishing of an ancillary bar on the premises.
4. The Section 106 agreement to include the cessation of trading on the premises by the “Drinks Driver” and taxi firms.
5. An informative to be added about the fact that no office use is currently allowed in the basement, on the ground and second floors, and that this would require an application for change of use.

**ACTION:** That officers should request additional enforcement by TfL of the waiting/loading/stopping restrictions in this stretch of Great Dover Street.

**Note:** The meeting took a break from 9.40pm to 9.43pm.

## **7.2 LAND TO REAR OF 93 GROVE LANE, LONDON SE5 8SN**

### **Planning application reference number 12/AP/2634**

Report: See pages 45 – 70 of the agenda pack.

#### **PROPOSAL**

*Demolition of 14 existing lock-up garages and construction of a three storey building containing 8 residential units (comprising 4 x two and 4 x one bedroom units) with associated bin and bicycle stores and landscaping.*

The sub-committee heard an officer's introduction to the report, and 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, who wished to speak.

Councillor Mark Williams spoke in his capacity as a ward member. Members of the committee asked questions of Councillor Williams.

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 number 12/AP/2634 be granted, subject to the conditions set out in the report, and including an additional condition prohibiting the use of the flat roofs at first, second and roof-level at the back of the proposed development, for any use except emergency access and maintenance.

## **7.3 LAND TO REAR OF 93 GROVE LANE, LONDON SE5 8SN (CONSERVATION AREA CONSENT)**

### **Planning application reference number 12/AP/2635**

Report: See pages 71 – 82 of the agenda pack.

## **PROPOSAL**

*Demolition of 14 existing lock-up garages (to facilitate redevelopment with 8 dwellings).*

Item 7.2 and 7.3 were heard together (see above).

## **RESOLVED:**

That conservation area consent for planning application 12/AP/2635 be granted, as set out in the report.

### **7.4 77 HERNE HILL, LONDON SE24 9NE**

#### **Planning application reference number 12/AP/2343**

Report: See pages 83 – 96 of the agenda pack, and pages 5 - 6 of the addendum report.

## **PROPOSAL**

*Change of use from Class A3 restaurant to a mixed Class A3/A4 drinking establishment - public house and Class D2 - entertainment.*

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 spokespersons for the objectors to the application, and asked questions.

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

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

Councillors Robin Crookshank Hilton and Michael Mitchell spoke in their capacity as ward members. Members of the committee asked questions of councillors Crookshank Hilton and Mitchell.

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/2343 be granted, as set out in the report and the addendum report.

**7.5 4-7 VINE YARD, LONDON SE1 1QL**

**Planning application reference number 12/AP/1818**

Report: See pages 97 – 114 of the agenda pack, and page 6 of the addendum report.

**PROPOSAL**

*Construction of a second floor and part third floor extension above existing office building to provide 3no. residential flats (2 x two bedroom and 1 x one bedroom) with terraces.*

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 spokespersons for the objectors to the application, and asked questions.

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

Members discussed the amount of information at their disposal.

**RESOLVED:**

That planning application 12/AP/1818 be deferred to the next meeting of planning sub-committee A, in order for any additional information to be gathered relating to the issues of privacy, sunlight/daylight and the consultation undertaken by the applicant, and to allow for a site visit by councillors to the application site and to the objectors flats to consider the amenity issues of the scheme, in particular the proximity of the proposed extension and terraces.

Councillor David Noakes, who had come to speak as a ward councillor requested that this item be heard first on the agenda, when it was going to be heard again.

The meeting ended at 12.15am.

**CHAIR:**

**DATED:**