



## **PLANNING SUB-COMMITTEE B**

MINUTES of the Planning Sub-Committee B held on Wednesday 15 May 2013 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

---

**PRESENT:** Councillor Darren Merrill (Chair)  
Councillor Neil Coyle  
Councillor Nick Dolezal  
Councillor Richard Livingstone  
Councillor David Noakes

**OTHER MEMBERS PRESENT:** Councillor Adele Morris

**OFFICER SUPPORT:** Simon Bevan (Director of Planning)  
Sadia Hussain (Senior Planning Lawyer)  
Victoria Lewis (Development Management)  
Andre Verster (Development Management)  
Laura Webster (Development Management)  
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 Nick Stanton.

### **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 – Larnaca Works, Grange Walk, London SE1 3EW**

Councillor David Noakes, Non Pecuniary, as he lived near the site, but had not expressed a view and would approach this planning application with an open mind.

**Agenda item 7.3 – 65 Southwark Park Road, London SE16 3TY**

Councillor David Noakes, Non Pecuniary, as he had been visited the site, but had not expressed a view and would approach this planning application with an open mind.

Councillor Richard Livingstone, Non Pecuniary, as he had visited the site, but had not expressed a view and would approach this planning application with an open mind.

Councillor Darren Merrill, Non Pecuniary, as he had been contacted about the 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 item 7 – development management items.

**6. MINUTES**

**RESOLVED:**

That the minutes of the meeting held on the 12 February 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.

## **7.1 LARNACA WORKS, GRANGE WALK, LONDON SE1 3EW**

### **Planning application reference number 12-AP-3987**

Report: See pages 13-39 of the agenda.

#### **PROPOSAL**

*Change of use of 454sqm of vacant ground floor commercial floorspace (flexible Use Class A1, A2, A3, B1 & D1 floorspace) to residential (Use Class C3) and associated elevational changes. The proposed residential use comprises 7 residential units (4 x 1 Bed, 2 x 2 Bed & 1 x 3 Bed). The application also proposes additional door openings to the ground floor commercial unit located in block C (adjacent to Grange Yard).*

The sub-committee heard an introduction to the report from an officer. 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-3987 be granted, subject to the conditions set out in the report, and with an amended condition 3 regarding the design of the landscaped area to incorporate the views of neighbouring residents.

## **7.2 MAYA HOUSE, 134-138 BOROUGH HIGH STREET, LONDON SE1 1LB**

### **Planning application reference number 12-AP-3529**

Report: see pages 40 – 61 of the agenda pack, and addendum report pages 1-3.

#### **PROPOSAL**

*Erection of 1st to 5th floor rear extensions to provide additional office space and change of*

*use of 5th floor and new 6th floor to provide 7 self-contained flats (5 x one-bed and 2 x two bed).*

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.

Councillor Adele Morris spoke in her capacity as a ward member. Members of the committee asked questions of Councillor Morris.

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-3529 be granted, subject to the conditions set out in the report and set out in the addendum report, and subject to conditions 4, 11 and 12 being amended to require the applicant to provide evidence that residents have been consulted upon the details of the application.

**7.3 65 SOUTHWARK PARK ROAD, LONDON SE16 3TY**

**Planning application reference number 13-AP-0277**

Report: See pages 62 - 74 of the agenda pack, and addendum page 4.

**PROPOSAL**

*Change of use of ground floor shop to hot food take-away (A5 class use) with installation of extraction flue system to rear and new proposed opening hours: Sunday to Wednesday 11:00 to 23:00, Thursday to Saturday 11:00 to 00:00.*

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.

A motion to defer consideration of the application was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That planning application 13-AP-0277 be deferred, so that an amended proposal, with new locations for the flue and refuse storage, could be submitted for consideration.

**7.4 DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON SE21 7LH**

**Planning application reference number 12-AP-3776**

Report: See pages 75 – 86 of the agenda pack, and addendum page 4.

**PROPOSAL**

*Replacement of existing defective irrigation water storage tank with a tank of a larger size and capacity and the removal and replacement of one oak tree.*

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

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.

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

**RESOLVED:**

That planning application 12-AP-3776 be granted, subject to the conditions set out in the report and set out in the addendum report.

Meeting ended at 10.05pm

**CHAIR:**

**DATED:**