



## Planning Sub-Committee A

MINUTES of the OPEN section of the Planning Sub-Committee A held on Tuesday 11 June 2013 at 7.00 pm at Room G02, 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Althea Smith (Chair)  
Councillor Adele Morris (Vice-Chair)  
Councillor Nick Dolezal  
Councillor Paul Kyriacou  
Councillor Eliza Mann  
Councillor The Right Revd Emmanuel Oyewole  
Councillor Michael Situ

**OTHER MEMBERS PRESENT:** Councillor David Noakes  
Councillor Veronica Ward

**OFFICER SUPPORT:** Gary Rice (Head of Development Management)  
Rachel McKoy (Senior Lawyer)  
Norman Brockie (Design and Conservation Team)  
Michele Sterry (Development Management)  
Terence McLellan (Development Management)  
Susannah Pettit (Development Management)  
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 none.

### 3. CONFIRMATION OF VOTING MEMBERS

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

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

The following members made declarations regarding the agenda items below:

##### **Item 7.1 4-7 Vine Yard, London SE1 1QL.**

Councillor Adele Morris, Non Pecuniary, as she had met with some of the objectors before the item had been discussed at the previous meeting. She had not met them since except at the site visit, nor expressed a view, and would approach this planning application with an open mind.

#### **5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

##### **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 chair proposed that 7.6 would be heard first, with the remaining being heard in the sequence outlined in the agenda pack. This was agreed.

#### **6. MINUTES**

Councillor Adele Morris informed the meeting that her declaration of interests for the last meeting was not entirely accurate and should read:

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

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.

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

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.”

#### **RESOLVED:**

That the minutes of the meeting held on the 23 April 2013, including the above amendment, be approved as a correct record and signed by the chair.

## **7. DEVELOPMENT MANAGEMENT ITEMS**

### **7.1 4-7 VINE YARD, LONDON SE1 1QL**

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

Report: See pages 15 to 33 of the agenda pack, and pages 1 to 3 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.

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

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

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:**

1. That planning permission for application number 12/AP/1818 be granted, subject to the conditions set out in the report and the addendum report, and subject to an additional condition stipulating a satisfactory construction management plan be submitted.
2. That an informative be added informing the applicant that, as part of the above construction management plan, construction works can only be undertaken from the north and east to protect the planted area to the south of the application site.

**Note:** At this point, the meeting adjourned for a 10-minute break.

**7.2 PEDESTRIAN ENTRANCE WAY, THURLOW PARK ROAD, BELAIR PARK, GALLERY ROAD, LONDON SE21 7AB**

**Planning application reference number 13/AP/0520**

Report: See pages 34 to 44 of the agenda pack.

**PROPOSAL**

*Installation of a decorative archway onto existing posts to the pedestrian entranceway to Belair Park including amendments to gate design and removal of signage.*

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

There were no objectors presents who wished to speak.

The applicant did not address the meeting.

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

There were no ward councillors present who wished to speak on the item.

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 permission for application number 13/AP/0520 be granted, as set out in the report.

**7.3 26 GROVE PARK, LONDON SE5**

**Planning application reference number 13/AP/0583**

Report: See pages 45 to 63 of the agenda pack, and pages 3 to 4 of the addendum report.

**PROPOSAL**

*Retention of a new 5 storey building comprising eight residential units with basement car park for eight cars, sixteen bicycles and landscaping to front and rear. (Amendment to previously consented scheme reference 07-AP-0144, to include altered depth and height of building, alteration to accommodation mix, and alteration to materials).*

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 and his agent 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 Veronica Ward spoke in her capacity as a ward member. Members of the committee asked questions of Councillor Ward.

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 permission for application 13/AP/0583 be granted, subject to the conditions outlined in the report and addendum report, including a strengthened condition 5 relating to details of the bin storage having to be submitted and agreed by council officers.

#### **7.4 81 WOOD VALE, LONDON SE23 3DT**

##### **Planning application reference number 13/AP/0761**

Report: See pages 64 to 74 of the agenda pack, and page 4 of the addendum report.

##### **PROPOSAL**

*Erection of a single storey extension to rear section of dwelling house to provide additional living accommodation; including demolition of an existing conservatory.*

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.

The applicant's agent made representations to the sub-committee.

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

There were no ward councillors, who wished to speak on the application.

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/0761 be granted, subject to the conditions outlined in the report.

#### **7.5 82 WOODWARDE ROAD, LONDON SE22 8UT**

##### **Planning application reference number 13/AP/0801**

Report: See pages 75 to 86 of the agenda pack.

##### **PROPOSAL**

*Proposed single-storey rear and side extensions, providing additional residential accommodation.*

The sub-committee heard an introduction to the report from an officer. Members asked questions of the officer. The chair and vice-chair told the meeting they had received an email from Councillor Michael Mitchell, who is a ward councillor, on this matter.

There were no objectors who wished to speak.

The applicant's agent and the applicant made representations to the sub-committee.

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

There were no ward councillors, who wished to speak on the application.

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 permission for application 13/AP/0801 be granted, subject to the conditions set out in the report.

#### **7.6 32 AVONDALE RISE, LONDON SE15 4AL**

##### **Planning application reference number 13/AP/0521**

Report: See pages 87 to 98 of the agenda pack, and page 4 of the addendum report.

#### **PROPOSAL**

*Single storey timber outbuilding (located half way into rear garden, on side adjacent to no.30 Avondale Rise).*

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 heard a representation from an objector 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.

There were no ward councillors, who wished to speak on the application.

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 permission for application number 13/AP/0521 be granted, subject to the conditions set out in the report.

The meeting ended at 9.50pm.

**CHAIR:**

**DATED:**