

## **PLANNING SUB-COMMITTEE B**

MINUTES of the Planning Sub-Committee B held on Tuesday 10 December 2013 at 7.00 pm at Room G02, 160 Tooley Street, London SE1 2QH

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

**OTHER MEMBERS PRESENT:** Councillor Lewis Robinson

**OFFICER SUPPORT:** Rob Bristow (Development Management)  
Zayd Al-Jawad (Development Management)  
Sadiah Hussain (Legal Services)  
Alex Gillott (Legal Services)  
Dipesh Patel (Development Management)  
Neil Loubser (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 apologies for lateness from Councillors Neil Coyle, Jeff Hook and 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**

The following members made declarations regarding the agenda item below:

##### **Agenda item 7.5 – Huntsman and Hounds, 70 Elsted Street , London SE17 1QG**

Councillor Neil Coyle, non-pecuniary, as he had had dealings with the parties, but had not expressed an opinion and was approaching the application with an open mind.

Councillor Darren Merrill, non-pecuniary, as he was a ward councillor and had had dealings with the parties, but had not expressed an opinion and was approaching the 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.

The chair also informed the meeting that he would hear item 7.5 as the third item.

#### **6. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on the 23 October 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 FLAT 8, HIGHLAND COURT, 182 OVERHILL ROAD, LONDON SE22 0EB**

**Note:** The chair announced that items 7.1 and 7.2 would be heard together, as they related to the same property.

**Planning application reference number 12/AP/2745.**

Report: See pages 12 to 22 of the agenda pack.

##### **PROPOSAL**

*Retrospective application to retain glass balustrade installed to perimeter of rear flat roof parapet and to use the enclosed area as a patio/terrace.*

The sub-committee heard an introduction to the report from a planning officer, and asked questions of the officer.

There were no objectors present, who wished to speak.

The applicant's 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 Lewis Robinson spoke in his capacity as a ward member. Members of the committee asked questions of Councillor Robinson.

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 12/AP/2745 be granted, subject to the conditions set out in the report.

#### **7.2 FLAT 8, HIGHLAND COURT, 182 OVERHILL ROAD, LONDON SE22 0EB**

**Planning application reference number 12/AP/2746.**

Report: See pages 23 to 33 of the agenda pack.

## PROPOSAL

*To retain glass balustrade installed to perimeter of the flat roof to the northeast of 8 Highland Court solely to provide edge protection during maintenance operations; original Juliet balustrade to be reinstalled across of existing patio doorway to prevent recreational use of flat roof.*

**Note:** This item was heard and discussed together with item 7.1.

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 12/AP/2746 be granted, subject to the conditions set out in the report.

**Note:** At this point, the meeting adjourned for a five-minute comfort break, at the end of which Councillors Neil Coyle and Jeff Hook joined the meeting.

### 7.3 HUNTSMAN AND HOUNDS, 70 ELSTED STREET , LONDON SE17 1QG (FORMERLY ITEM 7.5)

**Planning application reference number 13/AP/3279.**

Report: See pages 60 to 78 of the agenda pack.

## PROPOSAL

*Retention of the front section of the building comprising retained ground floor and basement public house (Class A4). Redevelopment of the rear section of the existing public house comprising the construction of a four storey rear extension, which together with the conversion of the existing upper floors of the public house provides a total of 8 self-contained residential units (Class C3) including 1xstudio unit, 3 x 1-bedroom and 4 x 2-bedroom units with balconies. Installation of PV solar panels at roof level and associated cycle storage for 12 bicycles and bin storage.*

The sub-committee heard an introduction to the report from a planning officer, and asked questions of the officer.

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

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

There were no supporters living within 100 metres of the development site or ward councillors, 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 permission for application number 13/AP/3279 be granted, subject to the conditions set out in the report and the addendum report, and including:

- an amended condition 4 to also stipulate that the basement is reserved for use of the pub only.
- an additional condition for an acceptable waste management plan to be submitted and agreed by the local planning authority.

**Note:** At this point, Councillor Nick Stanton joined the meeting.

**7.4 CHURCH OF ST PETER, LORDSHIP LANE, LONDON SE22 8LD (PLANNING PERMISSION) (FORMERLY ITEM 7.3)**

**Note:** The chair announced that items 7.4 and 7.5 (formerly items 7.3 and 7.4) would be heard together as they related to the same property.

**Planning application reference number 13/AP/3111.**

Report: See pages 34 to 47 of the agenda pack.

**PROPOSAL**

*Works to repair boundary wall to churchyard along Lordship Lane including iron railings; rebuild loose stone gate posts to original design in adjusted locations for vehicular access to site; removal of modern fall gate and installation of three turn down bollards.*

The sub-committee heard an introduction to the report from a planning officer, and asked questions of the planning officer.

There were no objectors present, who wished to speak.

No representatives of the applicant, who wished to speak, were present.

There were no supporters living within 100 metres of the development site or ward councillors, 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 permission for application number 13/AP/3111 be granted, subject to the conditions set out in the report.

**7.5 CHURCH OF ST PETER, LORDSHIP LANE, LONDON SE22 8LD (LISTED BUILDING CONSENT) (FORMERLY ITEM 7.4)**

**Planning application reference number 13/AP/3006.**

Report: See pages 48 to 59 of the agenda pack.

**PROPOSAL**

*Works to repair boundary wall to churchyard along Lordship Lane including iron railings; rebuild loose stone gate posts to original design in adjusted locations for vehicular access to site; removal of modern fall gate and installation of three turn down bollards.*

**Note:** This application was heard and discussed together with item 7.4 (formerly item 7.3).

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 application number 13/AP/3006 be granted, subject to the conditions set out in the report.

**7.6 CAMBER LAWN TENNIS CLUB, DULWICH COMMON, LONDON SE21 7EX**

**Planning application reference number 13/AP/3002.**

Report: See pages 79 to 90 of the agenda pack.

**PROPOSAL**

*Erection of a new clubhouse on former site.*

The sub-committee heard an introduction to the report from a planning officer.

There were no objectors present, who wished to speak.

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

There were no supporters living within 100 metres of the development site or ward councillors, 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 permission for application number 13/AP/3002 be granted, subject to the conditions set out in the report.

Meeting ended at 9.40 pm.

**CHAIR:**

**DATED:**