



Planning Sub-Committee B

MINUTES of the section of the Planning Sub-Committee B held on Tuesday 1 April 2014 at 7.00 pm at Room G02, 160 Tooley Street, London SE1 2QH

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

OTHER MEMBERS PRESENT: Councillor James Barber

OFFICER SUPPORT: Dennis Sangweme (Development Management)
Sadia Hussain (Legal Officer)
Alex Gillot (Legal Officer)
David Cliff (Development Management)
Neil Loubser (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 absence from Councillor Neil Coyle.

3. CONFIRMATION OF VOTING MEMBERS

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

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

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 7.1 – development management items.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 11 February 2014, 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.

7.1 211 GRANGE ROAD, LONDON SE1 3AA

Planning application reference number: 13/AP/2187

Report: See pages 14 to 27 of the agenda pack.

PROPOSAL

Change of use from restaurant (A3) to a restaurant with takeaway (A3/A5) together with improvements to the existing flue.

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

Members heard a representation from a spokesperson 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, 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 permission for application number 13/AP/2187 be granted subject to the conditions set out in the report and the addendum report, including:

- an amended condition 1 to stipulate that the extractor fan be used at all times during the hours of operation, and
- an additional condition stipulating that a satisfactory waste management plan be submitted to the local planning authority.

7.2 47 NORTH CROSS ROAD, LONDON SE22 9ET

Planning application reference number: 13/AP/3205

Report: See pages 28 to 39 of the agenda pack.

PROPOSAL

Installation of new shopfront (to include removal of front access to flat above); erection of single storey, rear extension (L-shaped) with rear refuse storage area and proposed glass/aluminum side roof section to ground floor shop; new rear access with steps to flat above; and new decked patio with fold out doors to flat at first floor level.

The sub-committee heard an introduction to the report from a planning officer, and asked questions of the planning 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 James Barber spoke in his capacity as a ward member. Members of the committee asked questions of Councillor Barber.

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/3205 be granted subject to the conditions set out in the report, and the addendum report, including an amended condition 3 to stipulate that prior to the use of the decked area, a screen to the height of 1.6m high should be in place.

7.3 GEORGE ELLISTON HOUSE, OLD KENT ROAD, LONDON SE1 5ET

Planning application reference number: 13/AP/4420

Report: See pages 40 to 65 of the agenda pack.

PROPOSAL

Construction of 13 residential units comprising 5 x 2 bed units within a new 6 storey building located between the Elliston and Wilkins buildings and 8 further residential units (4 x 1 bed, 2 x 2 bed and 2 x 3 bed) within a single storey extension creating a fifth floor across both Elliston and Wilkins buildings. Associated circulation space, bike store (providing 20 cycle spaces), bin store and 1 disabled parking space.

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

Members heard a representation from a spokesperson 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, 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/4420 be granted subject to the conditions set out in the report and addendum report, including an additional

condition stipulating that a satisfactory construction management plan be submitted to the local planning authority.

**7.4 LAND TO THE SOUTH OF SOUTHWARK EDUCATION AND RESOURCE CENTRE,
CATOR STREET, LONDON SE15 6AA**

Planning application reference number: 13/AP/2901

Report: See pages 66 to 92 of the agenda pack.

PROPOSAL

Erection of a three and four storey building to provide 42 'extra care' dwellings (39 x one bedroom and 3 x two bedroom) with associated communal facilities, plant, staff areas and landscaped courtyard.

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

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

The applicant's agent made representations to the sub-committee. Members asked no questions of the applicant's agent.

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/2901 be granted, subject to the conditions set out in the report.

The meeting ended at 9.35pm.

CHAIR:

DATED: