

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 15 July 2014 at 7.00 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Maisie Anderson
Councillor Sarah King
Councillor Hamish McCallum
Councillor Darren Merrill
Councillor Michael Mitchell
Councillor Jamille Mohammed
Councillor Adele Morris

OFFICER SUPPORT: Zayd Al-Jawad, s106 and CIL manager
Rob Bristow, planning officer
Alex Cameron, planning officer
Jonathan Gorst, legal officer
Sarah Koniarski, constitutional officer
Gary Rice, head of development management

1. APOLOGIES

There were none.

2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which had been circulated prior to the meeting:

- Addendum report which related to item six on the agenda
- Member pack which related to item eight on the agenda
- Supplemental agenda which related to item five on the agenda.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 1 July 2014 be agreed as a correct record and signed by the chair.

6. SECTION 106 UPDATE FOR 2012/13 AND 2013/14

Report: see pages 3 to 9 of the agenda and page 1 of the addendum report.

The committee heard an officer's introduction to the report.

RESOLVED:

To note the report.

7. REPORT TO RELEASE £1,963,084.37 OF SECTION 106 FUNDING FROM VARIOUS DEVELOPMENTS IN GRANGE, RIVERSIDE AND SOUTH BERMONDSEY TOWARDS 34 IMPROVEMENTS TO TRANSPORT, PUBLIC REALM AND PUBLIC OPEN SPACE IN BERMONDSEY

Report: see pages 10 to 35 of the agenda.

The committee heard an officer's introduction to the report and asked questions of the officer.

RESOLVED:

To agree that funds totalling £1,963,084.37 be released from the listed legal agreements associated with developments in Bermondsey, to deliver a variety of improvements across the Bermondsey community council area. These improvements will consist of transport, public realm, lighting and public open space.

8. DEVELOPMENT MANAGEMENT

Report: see pages 36 to 40 of the agenda.

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items 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 unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

8. 1-20 SPURGEON STREET, LONDON SE1 4YP

Planning application reference number 14/AP/0511

Report: see pages 41 to 65 of the agenda.

PROPOSAL

Change of use of part of ground floor from use class C1 to a retail unit (use class A1) including external alterations to the front elevation along Great Dover Street including the installation of a shopfront and an ATM, together with alterations to the side elevation along Spurgeon Street consisting of the installation of louvre panels and the provision of four disabled accessible hotel rooms in conjunction with hotel use on the upper floors.

The committee heard an officer's introduction to the report and asked questions of the officer.

The officer corrected a reference to site location and description within paragraph three of the report, confirming that the hotel use planning permission (13/AP/0501) had been implemented.

The committee heard a representation from a spokesperson on behalf of objectors to the application and asked questions of the spokesperson.

The applicant's agent made a representation to the committee and answered questions arising from their submission.

Councillor Karl Eastham addressed the committee in his capacity as a ward councillor for Chaucer ward. The committee asked questions of the ward councillor.

The committee debated the application and asked questions of the officers.

The committee expressed particular concern regarding the possible use of entrances and exits on Spurgeon Street committee noted that condition number 13 would require the applicant to ensure that the southern most entrance on Spurgeon Street would not be used as a general means of access to or egress from the building. The committee directed that an informative be added to decision notice to draw the applicant's attention to the use of entrances as fire escape doors for use solely in emergency.

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

RESOLVED:

1. To amend condition 9 to include reference to the on-site storage and disposal of

waste.

2. In relation to planning application number 14/AP/0511, to grant planning permission, subject to conditions (as amended).
3. To include an informative on the permission providing further guidance on access to and egress from the building, including the designation and use of emergency exits, with a view to preventing the casual use of exits on Spurgeon street, thereby safeguarding the amenity of nearby residents from potential noise nuisance.

Meeting ended at 8.08 pm

CHAIR:

DATED: