

## Planning Sub-Committee B

MINUTES of the OPEN section of the Planning Sub-Committee B held on Tuesday 20 January 2015 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Cleo Soanes (Chair)  
Councillor Maria Linforth-Hall (Vice-Chair)  
Councillor Nick Dolezal  
Councillor Chris Gonde  
Councillor David Hubber  
Councillor Leo Pollak  
Councillor Kath Whittam

**OFFICER SUPPORT:** Rob Bristow, Planning  
Sonia Watson, Planning  
Sarah Parsons, Planning  
Christian Loveday, Planning  
Sadia Hussain, Legal officer  
Sarah Koniarski, Constitutional officer  
Sean Usher, 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 Eleanor Kerslake who attended the meeting instead in her capacity as ward councillor for item 7.3.

Councillor Kath Whittam attended as a reserve member.

### 3. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

### 4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

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

- An addendum report relating to items 7.1, 7.2 and 7.3 was circulated.
- A member pack relating to items 7.1, 7.2 and 7.3 was circulated.

**5. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

There were none.

**6. MINUTES**

**RESOLVED:**

That the minutes of the meeting held on the 1 October 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 working 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 the committee to be aware of late observations, consultation responses, additional information and revisions.

**7. GOOD NEIGHBOURS HOUSE, 38 MARY DACHELOR CLOSE, LONDON SE5 7AX**

**Planning application reference number 14/AP/3033**

Report: See pages 9 to 25 of the agenda pack and pages 1 to 2 in the addendum report.

**PROPOSAL**

*Change of use from care home (Use Class C2) to 37 bedroom temporary hostel (sui generis) with internal alterations on the ground floor to form a separate office/meeting areas for a local Tenant Management Organisation.*

The sub-committee heard an introduction to the report from planning officers drawing attention to the additional comments and late observations in the addendum report. Members of the sub-committee had questions for the officers.

There was one objector present who made representations to the sub-committee. Members had questions for the objector.

The applicant made representations to the sub-committee and the members had questions for the applicant.

There were no supporters living within 100 metres of the development.

Councillor Williams and Councillor Wingfield in their capacity as ward councillors for

Brunswick Park ward made representations to the sub-committee in support of the application. Members had questions for the ward councillors

Members of the sub-committee debated the application.

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

**RESOLVED:**

That the planning permission for application number 14/AP/3033 be granted subject to conditions as set out in the report and addendum report.

**7. 2 DARWIN STREET, LONDON SE17 1HB**

**Planning application reference number 13/AP/3316**

Report: See pages 26 to 46 of the agenda pack and pages 2 to 3 in the addendum report.

**PROPOSAL:**

*Construction of a part three-storey, part single-storey (ground-floor) rear extension and a part single-storey, part two-storey roof extension involving the raising of the roof ridge and the insertion of three roof lights into the enlarged front roof slope, in association with the conversion from a single-family dwelling house to five self-contained flats with associated refuse and cycle storage provision. (Retrospective Application)*

The sub-committee heard an introduction to the report drawing attention to the additional comments and late observations in the addendum report. Members of the sub-committee had questions for the officers.

There were no objectors present.

The applicant's agent made representations to the sub-committee and the members had questions for the applicant's agent.

Councillor Martin Seaton addressed the committee in his capacity as ward councillor for East Walworth ward. The sub-committee asked questions of the ward councillor.

Members of the sub-committee debated the application.

A motion to grant the application was moved, seconded, put to the vote and declared to be lost.

A motion to refuse the application was moved, seconded, put to the vote and declared to be lost.

The applicant's agent requested a deferment.

Members of the sub-committee further debated the application.

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

**RESOLVED:**

That determination of planning permission for application number 13/AP/3316 be deferred.

**7. 25-31 PENROSE STREET, LONDON SE17 3DW**

**Planning application reference number 14/AP/1726**

Report: See pages 47 to 64 of the agenda pack and pages 3 to 4 in the addendum report.

**PROPOSAL:**

*Development of the site as 8 dwellings (comprising 6 three storey brick x 3 bedroom terrace houses and 2 converted three bedroom houses) including alterations and extension of part of the existing mail sorting office.*

The sub-committee heard an introduction to the report drawing attention to the additional comments and late observations in the addendum report. Members of the sub-committee had questions for the officers.

The sub-committee heard a representation from objectors the application and asked questions of the objectors.

The applicant's representative made representations to the sub-committee and the members had questions for the applicant's agent.

Councillor Eleanor Kerslake addressed the sub-committee in her capacity as ward councillor for Newington ward. Members had questions for the councillor.

Members of the sub-committee debated the application and asked for further clarification from the planning officers.

A motion to grant the application, subject to an additional condition, was moved, seconded, put to the vote, the vote was split 3 for and 3 against, the chair used her casting vote for the application and it was declared to be carried

**RESOLVED:**

1. That the addendum report be noted and the proposed amendments to conditions contained therein be accepted.
2. That an additional condition regarding the design and material of the flanking wall be attached to the planning permission.

3. That planning permission for application number 14/AP/1726 be granted subject to conditions as amended.

The meeting ended at 11.08 pm

**CHAIR:**

**DATED:**