

Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 10 February 2015 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Lorraine Lauder MBE (Chair)
Councillor Nick Dolezal
Councillor Lucas Green
Councillor Vijay Luthra
Councillor Eliza Mann
Councillor Sandra Rhule

OTHER MEMBERS PRESENT: Councillor Adele Morris, Cathedrals Ward

OFFICER SUPPORT: Rob Bristow, Group Manager, Major Applications (Planning)
Dipesh Patel, Team Leader- Major Applications (Planning)
Christian Loveday, Principal Transport Planner
Neil Loubser, Planning Officer
Anjana Ghosh, Legal Officer
Sean Usher, Constitutional Officer

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

Apologies were received from Councillor James Barber.

3. CONFIRMATION OF VOTING MEMBERS

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following members made declarations regarding the agenda items below:

Agenda item 5.2 – 163 -167 GRANGE ROAD, LONDON SE1 3AD

Councillor Lucas Green withdrew from the sub-committee for item 5.2 in order to speak against the application.

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 items 5.1 – 5.6
- Members pack.

6. 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.

6.1 96 WEBBER STREET, LONDON SE1 0QN

Planning application reference number 14/AP/0723

Report: See pages 7 to 28 of the agenda and page 2 in the addendum report.

PROPOSAL:

Alterations and extensions to existing building, including construction of a mansard-style roof extension, roof terrace and the raising of part of parapet front wall on corner of Webber Street and Rushworth Street, to extend existing first floor residential unit. Retention and refurbishment of the existing ground floor workshops (Class B1). Construction of a new detached two bedroom, two-storey building at rear to accommodate a single family dwelling (Use Class C3).

The sub-committee heard an introduction to the reports from a planning officer and asked question of the officer.

Local residents who objected to the application made representations to the sub-committee and answered members' questions.

The applicant and their agent made representations to the sub-committee and answered members' questions.

Councillor Adele Morris spoke in her capacity as ward member. Members of the committee asked questions of the ward member.

Members debated the application and asked questions of the officers.

The motion to grant the application was moved, seconded and put to the vote and declared to be carried.

In accordance with committee procedure rule 1.8.(4) Councillor Eliza Mann requested that her vote against the motion be recorded in the minutes.

RESOLVED:

That the planning permission for application number 14/AP/0723 be granted subject to conditions as set out in the report and addendum report and additional conditions relating to traffic/pedestrian matters and construction management that arose from the sub-committee debate.

At this juncture Councillor Lucas Green withdrew from the voting membership of the sub-committee.

6.2 163 -167 GRANGE ROAD, LONDON SE1 3AD

Planning application reference number 14/AP/1247

Report: See pages 29 to 57 of the agenda and page 2 in the addendum report.

PROPOSAL:

Erection of a new mixed-use development comprising of 7 storeys with 3 commercial units (retail, financial and professional services or office) & 20 residential units of mixed tenure (10x one bedroom, 6 x two bedroom and 4 x three bedroom units) some with terraces.

The sub-committee heard an introduction to the reports from a planning officer and asked question of the officer.

Local residents who objected to the application made representations to the sub-committee and answered members' questions.

The applicant and their agent made representations to the sub-committee and answered members' questions.

Councillor Lucas Green having withdrawn as a voting member of the sub-committee spoke in his capacity as ward member. Members of the sub-committee asked questions of the ward member.

Members debated the application and asked questions of the officers.

The motion to grant the application was moved, seconded put to the vote and declared to be carried.

RESOLVED:

That the planning permission for application number 14/AP/1247 be granted subject to conditions as set out in the report and addendum report and additional conditions relating to overlooking/screening on the balconies.

6.3 THE HOP EXCHANGE, 24 SOUTHWARK STREET, LONDON SE1 1TY

Planning application reference number 14/AP/2245

Report: See pages 58 to 81 of the agenda pack and page 3 in the addendum report.

PROPOSAL:

Change of use of vacant office (Use Class B1) and storage to restaurant and bar (Use Class A3/A4) on upper ground, first, second and third floors together with ancillary storage in the basement; roof top plant and solar panels; external alterations including formation of new entrance and alterations to fenestration to the west wing of the building.

The chair and the sub-committee agreed to vary the order of business to hear agenda items 5.3 and 5.4 together as they both for the same site and applicant.

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

The applicant and their agent made representations to the sub-committee and answered members' questions.

Councillor Adele Morris spoke in her capacity as ward member. Members of the committee asked questions of the ward members.

Members debated the application and asked questions of the officers.

The motion to grant the application was moved, seconded put to the vote and declared to be carried.

RESOLVED:

That the planning permission for application number 14/AP/2245 be granted subject to conditions as set out in the report and addendum report.

6.4 THE HOP EXCHANGE, 24 SOUTHWARK STREET, LONDON SE1 1TY

Planning application reference number 14/AP/2246

Report: See pages 82-97 of the agenda.

PROPOSAL:

Installation of roof top plant and solar panels; external alterations including formation of new entrance and alterations to fenestration and internal alterations to the west wing of the building in association with the change of use from office (Use Class B1) and storage to restaurant and bar (Use Class A3/A4) on basement, upper ground, first, second and third floor.

The chair and the sub-committee agreed to vary the order of business to hear agenda items 5.3 and 5.4 together as they both for the same site and applicant.

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

The applicant and their agent made representations to the sub-committee and answered members' questions.

Councillor Adele Morris spoke in her capacity as ward member. Members of the committee asked questions of the ward members.

Members debated the application and asked questions of the officers.

The motion to grant the application was moved, seconded put to the vote and declared to be carried.

RESOLVED:

That the planning permission for application number 14/AP/2246 be granted subject to conditions as set out in the report.

6.5 2A BAWDAL ROAD, LONDON SE22 9DN

Planning application reference number 14/AP/3856

Report: See pages 98 -112 of the agenda and pages 3 and 4 in the addendum report.

PROPOSAL:

Change of use from MOT/car repair centre (Use Class B2) and ancillary office space to a single residential dwelling (Use Class C3) with alterations to the front and rear elevations.

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

A local resident addressed the sub-committee. Members had questions for the local resident.

The applicant and their agent made representations to the sub-committee and answered members' questions.

Members debated the application and asked questions of the officers.

The motion to grant the application was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That the planning permission for application number 14/AP/3856 be granted subject to conditions as set out in the report and addendum report.

6.6 SOUTHWARK PARK, GOMM ROAD, LONDON SE16 2TL

Planning application reference number 14/AP/3065

Report: See pages 113 - 124 of the agenda and page 5 in the addendum report.

PROPOSAL:

Construction of a block of two tennis courts enclosed by a 3metre high black mesh fence.

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

The applicant and their agent made representations to the sub-committee and answered members' questions.

Members debated the application and asked questions of the officers.

The motion to grant the application was moved, seconded and put to the vote and declared to be carried.

RESOLVED:

That the planning permission for application number 14/AP/3065 be granted subject to conditions as set out in the report and addendum report.

Meeting ended at 10.40pm

CHAIR:

DATED: