

PLANNING COMMITTEE

MINUTES of the Planning Committee held on Tuesday 3 March 2015 at 7.00 pm at
Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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

**OTHER MEMBERS
PRESENT:** Councillor Anood Al-Samerai
Councillor Jon Hartley
Councillor Eleanor Kerslake

**OFFICER
SUPPORT:** Gary Rice, Head of Development Management
Rob Bristow, Group Manager, Major Applications
Bridin O'Connor, Group DM Strategics Team
Oliver Stutter, Senior Planner, Urban Forester
Christian Loveday, Principal Transport Planner
Jon Gorst, Legal Officer
Everton Roberts, Principal Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillor Maisie Anderson.

2. CONFIRMATION OF VOTING MEMBERS

Those Members listed as present were confirmed as the voting members for the meeting.

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 relating to agenda items 6.1, 6.2 and 6.3
- Members pack relating to agenda items 6.1, 6.2 and 6.3

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 3 February 2015 be agreed as a correct record and signed by the Chair.

6. DEVELOPMENT MANAGEMENT

See pages 9 -13 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.

**6.1 UNITS 13 TO 16, THE CIRCLE, QUEEN ELIZABETH STREET,
LONDON, SE1 2JE**

Planning application reference number 14/AP/4094

Report: See pages 14 to 32 and addendum report pages 1 to 3.

PROPOSAL

Part change of use (Unit 16) to Class A1 retail use and minor external alterations.

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

The committee heard representations from objectors to the application and asked questions of the objector.

The applicant's agent addressed the committee and answered questions arising from their submission.

The committee heard representations from a supporter of the application and asked questions of the supporter.

The committee heard representations from a local ward councillor and asked questions of the councillor.

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

A motion to refuse planning permission was, moved, seconded, put to the vote and declared to be lost. In accordance with committee procedure rule 1.8(4) Councillors Adele Morris and Hamish McCallum requested that their vote for the motion be recorded in the minutes.

A subsequent motion to grant planning permission was, moved, seconded and declared granted as follows:

RESOLVED:

That full planning permission be granted subject to the conditions set out in the officer report and the following additional condition:

Notwithstanding the submitted Delivery and Servicing Plan hereby approved as part of this application, prior to the first operation of the retail use hereby permitted, details of deliveries to the premises and refuse collection shall be submitted to the Local Planning Authority for approval in writing, which shall include measures to store delivery and refuse cages/pallets/bins within the unit with no cages to be

held on the pavement except during delivery/collection itself.
The approved details shall thereafter be adhered to for the life of the permission.

Reason

In the interests of amenity and highway safety.

In accordance with committee procedure rule 1.8(4) Councillors Adele Morris and Hamish McCallum requested that their votes against the foregoing resolution be recorded in the minutes.

6.2 CASTLE DAY CENTRE, HAMPTON STREET, LONDON, SE1 6SN

Planning application reference number 14/AP/4270

Report: see pages 33 to 65 and addendum pages 3 to 5.

PROPOSAL

Redevelopment of the site to provide new 2/3 storey church (Use Class D1), communal bin store, substation and associated public realm improvements.

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

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and their agents addressed the committee and answered questions arising from their submission.

The committee heard representations from a local ward councillor and asked questions of the councillor.

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

A motion to grant planning permission was moved, seconded, put to the vote and declared granted as follows:

RESOLVED:

1. That full planning permission be granted subject to the conditions set out in the officer report and addendum report.
2. That condition 14 relating to the Travel Plan be reviewed in 6 months.

Note: Correction to condition 17 'Monday – Thursday 0800-2200.....' should read clearance by 2230 (not clearance by 2200).

6.3 21 DULWICH WOOD AVENUE, LONDON, SE19 1HB

Planning application reference number 14/AP4154

Report: see pages 66 to 75 and addendum report pages 5 and 6.

PROPOSAL

T3 - Oak - Fell and replace T4 - Laurel – Fell

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

The committee heard representations from objectors to the application and asked questions of the objectors.

The committee heard representations from a local ward councillor and asked questions of the councillor.

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

A motion to refuse TPO consent was moved, seconded, put to the vote and declared refused as follows:

RESOLVED:

That the application to grant TPO consent to fell (T3 (Oak) and issue a Tree Replacement Notice securing suitable replacement planting and to agree no intervention by the local authority in the removal of T4 (Laurel) be refused for the following reasons:

The proposed felling of the mature Oak tree will in the removal of a mature boundary tree significantly affecting the visual amenity of the Dulwich Wood area and the garden setting within which the properties are built.

Insufficient information has been provided to adequately substantiate the need for removal of the mature Oak tree or alternative structural solutions explored to ensure its retention.

7. APPLICATION OF THE VACANT BUILDING CREDIT IN SOUTHWARK

RESOLVED:

That the proposed approach to implement the vacant building credit be noted.

The meeting ended at 12.55 am

CHAIR:

DATED: