

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 14 July 2015 at 7.00 pm at Room G02, Ground Floor, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Sarah King
Councillor Helen Dennis
Councillor Hamish McCallum
Councillor Michael Mitchell
Councillor Jamine Mohammed
Councillor Adele Morris
Councillor Kieron Williams
Councillor Maisie Anderson (Reserve)

OTHER MEMBERS PRESENT: Councillor Anne Kirby (Ward Member)
Councillor Jane Lyons (Ward Member)
Councillor Rosie Shimell (Ward Member)

OFFICER SUPPORT: Simon Bevan, Director of Planning
Jon Gorst, Legal Officer
Gary Rice, Head of Development Management
Zayd Al-Jawad, S106 & CIL Manager
Dylan Morris, Senior Engineer
Bridin O'Connor, Group Manager Strategic Team
Yvonne Lewis, Strategic Applications Team
Christian Loveday, Principal Transport Planner
Dipesh Patel, Team Leader Major Applications
Michael Tsoukaris, Group Manager Design and Conservation
Victoria Foreman, Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillor Nick Dolezal. Councillor Sarah King chaired the meeting.

Councillor Maisie Anderson was in attendance as a reserve.

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, 6.3 and 6.4
- Members pack relating to agenda items 6.1, 6.2, 6.3 and 6.4.

The chair also notified the committee of a variation to the order of business. Items 7 and 8 would be considered before items 6.1, 6.2, 6.3 and 6.4.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Adele Morris declared a non-pecuniary interest in Item 6.3 as ward member for Cathedrals and explained that she had attended meetings with developers but had not expressed any opinions on the application. Councillor Morris did not withdraw from the meeting during consideration thereof.

Councillor Michael Mitchell declared a non-pecuniary interest in Items 6.1 as ward member for Village but did not withdraw from the meeting during consideration thereof.

Councillor Keiron Williams declared a non-pecuniary interest in Item 6.3 as ward member for Camberwell Green, from which a view of the development in question could be seen, but did not withdraw from the meeting during consideration thereof.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 2 June and 9 June 2015 be approved as correct records and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the report included in 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 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 THE WORKSHOP SITE, LAND BOUNDED BY GILKES PLACE, GILKES CRESCENT AND CALTON AVENUE TO THE REAR OF 25 DULWICH VILLAGE, LONDON SE21 7BW - FULL PLANNING PERMISSION

Planning application reference number 14/AP/3104

Report: see pages 15 to 45 of the agenda and addendum pages 1 to 3.

PROPOSAL

Redevelopment of the site to include the demolition of all existing buildings (Use Class B2) and the excavation and removal of fuel tanks and associated supply lines and the construction of 12 dwellings (Use Class C3), 1 x 2 bed and 2 x 1 bed affordable dwellings, 1 x 3 bed house (wheelchair accessible), 4 x 4 bed houses and 4 x 5 bed houses with ancillary living accommodation and car parking at basement level accessed from Gilkes Place and landscaping.

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

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

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

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

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, and the inclusion of an omitted condition regarding provision of privacy screens to prevent overlooking from the terrace of the first floor flat on Gilkes Place as set out at paragraph 44 of the report, and an additional informative to encourage the creation of a liaison group between the developers, local schools and residents for the development of the construction management plan (CMP), and the applicant entering into an appropriate legal agreement no later than 8 September 2015.
2. That in the event that the legal agreement is not entered into by 8 September 2015 the Director of Planning be authorised to refuse planning permission, if appropriate, for the reason detailed in paragraph 64 of the report.

6.2 THE WORKSHOP SITE, LAND BOUNDED BY GILKES PLACE, GILKES CRESCENT AND CALTON AVENUE TO THE REAR OF 25 DULWICH VILLAGE, LONDON SE21 7BW - LISTED BUILDING CONSENT

Planning application reference number 15/AP/1772

Report: See pages 46 to 54 of the agenda and addendum page 3.

PROPOSAL

Relocation of the Grade II listed stone plaque to be mounted in the garden wall of the 3-bed dwelling proposed as part of planning application ref: 14/AP/3104.

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

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

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

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:

That listed building consent be granted subject to the conditions set out in the officer report.

6.3 185 PARK STREET, LONDON SE1 9BL

Planning application reference number 14/AP/3842

Report: See pages 55 to 122 of the agenda and addendum pages 3 to 5 and 8 to 20.

PROPOSAL

Demolition of existing buildings and redevelopment to provide a mixed use development providing three new buildings comprising basement, lower ground and ground floor plus part 9, 14 and 18 storeys containing 163 residential units (Class C3), Office (Class B1), Retail (Class A1/A3/A4), Cultural facility (Class D1/A1/A3/A4); provision of hard and soft landscaping and the provision of parking, servicing and plant areas.

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

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

The applicant's agents addressed the committee and answered questions arising from

their submission.

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, and the timeframe for the review of the viability of the overall affordable housing scheme increasing from 18 months to 24 months from the date on which permission is issued, and the applicant entering into an appropriate legal agreement by no later than 31 October 2015 and subject to referral to the Mayor of London.
2. It was confirmed that environmental information had be taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011.
3. It was confirmed that following issue of the decision, the Director of Planning place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 containing the information required by Regulation 21, and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the Planning Committee's decision was based be set out as in the report.
4. That in the event that the legal agreement is not entered into by 31 October 2015 the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 199 of the report.

6.4 173 LORDSHIP LANE, LONDON SE22 8HA

Planning application reference number 14/AP/4580

Report: See pages 123 to 156 of the agenda and addendum pages 5 to 7 and 21 to 27.

PROPOSAL

The development of a two form entry primary school (Harris Primary Academy East Dulwich), involving the demolition of all existing buildings on the site; and the erection of a part two, part three and part four story building; with associated new cycle and pedestrian access from Landcroft Road.

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

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

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

The committee heard from a local ward member.

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, and Condition 4 being amended to no longer require that demolition be prohibited before a Construction Environmental Management Plan (CEMP) for the site had been devised, and the applicant entering into an appropriate legal agreement by no later than 31 August 2015.
2. That in the event that the legal agreement is not entered into by 31 August 2015 that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 80 of the report.

7. RELEASE OF £248,282.00 S106 FUNDS FROM THE DEVELOPMENT AT CENTURY HOUSE 82 TO 84 TANNER STREET AND 62 RILEY ROAD (KNOWN AS THE ARK)

RESOLVED:

That funds totalling £248,282.00 be released from the legal agreement associated with the Century House development at 82 to 84 Tanner Street and 62 Riley Road 09/AP/1917 a/n 547 in the Riverside ward for public realm, parks and open spaces improvements at Maltby Street and Tanner Street Park.

8. TRANSFER OF £26,944,122 FROM THE DEVELOPMENTS AT KINGS REACH TOWER (A/N 579) AND 20 OTHER DEVELOPMENT SITES

RESOLVED:

That the expenditure of £26,944,122.00 from the Section 106 Affordable Housing Fund (AHF), being monies collated from the development at Kings Reach Tower and 20 other development sites noted in paragraph 27, towards the provision of 82 new affordable housing units of the council's new homes delivery programme as noted in table 1b of Appendix 1, be authorised.

The meeting ended at 12.04 am.

CHAIR:

DATED: