



Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 21 July 2015 at 7.00 pm
at Meeting room G02, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Lorraine Lauder MBE (Chair)
Councillor Ben Johnson (Vice-Chair)
Councillor Anne Kirby
Councillor Eliza Mann
Councillor Darren Merrill
Councillor Sandra Rhule
Councillor Kath Whittam

OTHER MEMBERS PRESENT: Councillor Damian O'Brien

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Legal Officer)
Dipesh Patel (Development Management)
Michael Tsoukaris (Group Manager Design & Conservation)
Ciaran Regan (Development Management)
Gerald Gohler (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 Councillors Chris Gonde and Nick Dolezal.

3. CONFIRMATION OF VOTING MEMBERS

The members of the committee present were confirmed as the voting members.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

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 item 7 - development management items
- Members pack containing photographs and drawings

6. MINUTES

RESOLVED:

That the minutes of the meetings held on 9 December 2014 and 10 June 2015 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 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.

7.1 3A FRIERN ROAD, LONDON SE22 0AU

Planning application reference number: 15/AP/0991

Report: see pages 18 to 34 of the agenda pack.

PROPOSAL

Erection of a 6-bedroom two storey dwelling house including landscaping, boundary treatment, and re-siting of vehicular access to front of building; installation of new dropped curb / cross-over.

This item was withdrawn at the request of the applicant.

7.2 UNIT 9, 139-143 BERMONDSEY STREET, LONDON SE1 3UW

Planning application reference number: 15/AP/1293

Report: see pages 35 to 50 of the agenda pack and pages 1 and 2 of the addendum report.

PROPOSAL

Removal of white upvc framed conservatory. Extension of a two-bedroom flat by 95.6 sqm to create a fourth storey with a further bedroom and additional living space.

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments in the addendum report. Members asked questions of the officer.

Objectors to the proposal addressed the meeting. Councillors asked questions of the objectors.

The applicant's agent spoke in favour of the application, and answered questions by councillors.

There were no supporters of the development, who lived within 100 metres wishing to speak.

Councillor Damian O'Brien addressed the meeting in his capacity as a ward councillor. Councillors did not ask questions of Councillor O'Brien.

Members debated the application and asked questions of the officers.

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

DECISION:

That planning permission for application number 15/AP/1293 be refused on the grounds that:

1. The development would harm the setting of the Bermondsey Street conservation area
2. The development would cause harm to the amenity of nearby residents
3. The development would be contrary to the Residential Design Standards Supplementary Planning Document 2011.

At 8.15pm the meeting took a comfort break, and reconvened at 8.20pm.

7.3 NEW HIBERNIA HOUSE, WINCHESTER WALK, LONDON SE1 9AG

Planning application reference number: 14/AP/4405

Report: see pages 51 to 73 of the agenda pack and pages 2 to 4 of the addendum report.

PROPOSAL

Demolition of the roof extension and replacement with a part one and part two storey extension to contain a single three bedroom dwelling and associated roof terrace; change of use of the ground floor from offices (Use Class B1) to a restaurant (Use class A3) and alterations to the ground floor facade.

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments in the addendum report. Members asked questions of the officer.

Objectors to the proposal addressed the meeting. Councillors asked questions of the objectors.

The applicant's agent spoke in favour of the application, and answered questions by councillors.

A motion to defer the application to allow councillors to conduct a site visit was moved, seconded and put to the vote and declared to be carried.

DECISION:

That application number 14/AP/4405 be deferred to a future meeting, to allow councillors to conduct a site visit.

The meeting adjourned for a break at 9.40pm and reconvened at 9.50pm

7.4 SATI, THE TANNERY, BERMONDSEY STREET, LONDON SE1 3XN

Planning application reference number: 15/AP/0988

Report: see pages 74 to 94 of the agenda pack and pages 4 to 6 of the addendum report.

PROPOSAL

Erection of a two-storey terrace comprising of 4no. live/work studios.

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments and conditions in the addendum report. Members asked questions of the officer.

Objectors to the proposal addressed the meeting. Councillors asked questions of the objectors.

The applicant's agent spoke in favour of the application, and answered questions by councillors.

There were no supporters of the development, who lived within 100 metres, or ward

councillors wishing to speak.

Members debated the application and asked questions of the officers.

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

DECISION:

That outline planning permission for application number 15/AP/0988 be granted, subject to the conditions set out in the report and addendum report, and including the following additional conditions:

1. That a satisfactory method statement for the maintenance and retention of the boundary wall be submitted.
2. That satisfactory details for greening and screening to protect the outlook and privacy of the residents of Whites Grounds Estate be included in a future detailed planning application.
3. A compliance condition requiring (a) future reserved matters application(s) to incorporate details of appropriate modifications to the north-facing rooflights.

Meeting ended at 10.35 pm

CHAIR:

DATED: