



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Thursday 24 September 2015 at 5.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

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

OFFICER SUPPORT: Simon Bevan, Director of Planning
Jon Gorst, Legal Officer
Zayd Al-Jawad, S106 & CIL Manager
Dylan Morris, Senior Engineer
Bridin O'Connor, Group Manager Strategics 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 Helen Dennis. Councillor Tom Flynn attended 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 item 6.1
- Members pack relating to agenda items 6.1 to 6.4.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interest or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 8 September 2015 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, for 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.

7. KEYWORTH PRIMARY SCHOOL, FAUNCE STREET, LONDON SE17 3TR

Planning application reference 15/AP/2963.

Report: see pages 12 to 75 of the agenda and addendum.

PROPOSAL

Demolition of the existing dining hall and the erection of a new two storey detached school building to accommodate nine new classrooms, double height hall and kitchen, associated landscaping and re-planting are also proposed. Re-submission of application 14/AP/4715 with additional information on sustainability.

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:

That planning permission be granted subject to the conditions set out in the report and the addendum report, and conditions 14 and 19 in the May 2015 planning permission.

8. **MANOR PLACE DEPOT SITE, COMPRISING 30-34 PENROSE STREET, 33 MANOR PLACE, 17-21 MANOR PLACE, UNITS 1-21 MATARA MEWS, 38A PENROSE STREET, LONDON SE17 (FULL PLANNING PERMISSION) AND 33 MANOR PLACE, LONDON SE17 3BD (LISTED BUILDING CONSENT)**

Planning application references 15/AP/1062 (full planning permission) and 15/AP/1084 (for listed building consent).

Report: see pages 76 to 146 of the agenda.

PROPOSALS

15/AP/1062: Demolition and redevelopment to provide 270 residential units (Class C3) within new buildings ranging from 2 to 7 storeys, a refurbished 33 Manor Place (Grade II listed) and 17-21 Manor Place and 3,730sqm (GEA) of commercial floorspace, comprising 1,476sqm (Classes A1/A2/A3/B1/D1/D2) within 9 refurbished railway viaduct arches and 2,254sqm (Class B1) within the refurbished Pool House and Wash House (Grade II Listed), with associated works including disabled car parking spaces, cycle parking, landscaping and access improvements.

15/AP/1084: Conversion OF 33 Manor Place (former Manor Place Baths) into 10 residential units (Class C3) and 2,254SQM (GEA) of commercial floorspace (Class B1), along with internal and external refurbishment and alterations, including introduction of a mezzanine floor within the refurbished Pool House.

RESOLVED:

That, following a request from the developers of the scheme, consideration of the application by the committee be deferred to a future meeting.

9. 100 LORDSHIP LANE, LONDON SE22 8HF

Planning application reference 15/AP/1847.

Report: see pages 147 to 158 of the agenda.

PROPOSAL

Retention of (i) reduction in size of A1 shop; (ii) insertion of an additional opening to the ground floor rear elevation; (iii) increase of 1 bedroom flat to a 2 bedroom flat; and (iv) relocation of main entrance from front to rear.

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 planning permission be granted subject to conditions in the report, and also:

- a. To retain the solid boundary fence as currently configured
- b. The rear elevation at ground level be rendered.

10. ST OLAVES AND ST SAVIOURS SPORTS GROUND, GREEN DALE, LONDON SE22 8TX

Planning application reference 15/AP/2745.

Report: see pages 160 to 167 of the agenda.

PROPOSAL

Removal of existing 1.8 metre high chain link fence; installation of a 2.4 metre high black powder coated steel palisade fence inclusive of 1 no. 4 metre wide double leaf gate to the side of the path that divides the sports field.

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 the application is considered by the Planning Committee as it is for development on Metropolitan Open Land (MOL); and that planning permission is granted subject to conditions.

11. TO RELEASE £250,000 FROM S106 AGREEMENT 12/AP/2797 AND £168,649.52 FROM S106 AGREEMENT 15/AP/0747 FOR HIGHWAY IMPROVEMENTS TO BALFOUR STREET, LONDON SE17

RESOLVED:

1. That funds of £250,000 from the development known as Trafalgar Place at Rodney Road and Balfour Street, London SE17 12/AP/2797 a/n 658 be authorised for release:
 - £250,000 will go towards undertaking highway improvements to Balfour Street including tree planting, traffic calming measures and widening of existing footways by the council.
2. That funds of £168 649.52 from the variation to the S106 agreement for Trafalgar Place under reference 15/AP/0747 dated 27 April 2015 a/n 658A be authorised for release:
 - An additional payment of £168,649.52 from the developer to the council was proposed to cover the cost of the Balfour Streetscape Improvement works which were to be undertaken by the council.

The meeting ended at 8.55 pm.

CHAIR:

DATED: