

Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 19 July 2016 at 7.00 pm
at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Leo Pollak (Chair)
Councillor Ben Johnson (Vice-Chair)
Councillor Helen Dennis
Councillor James Coldwell
Councillor Nick Dolezal
Councillor Lucas Green (Reserve)
Councillor David Noakes

OTHER MEMBERS PRESENT: Councillor Adele Morris

OFFICER SUPPORT: Dennis Sangweme (Development Management)
Margaret Foley (Legal Officer)
Dipesh Patel (Development Management)
Pip Howson (Transport Policy)
Terence McLellan (Development Management)
Lance Penman (Urban Design)
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 Councillor Radha Burgess.

3. CONFIRMATION OF VOTING MEMBERS

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

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members declared interests in the following agenda items:

7.1 153-159 Borough High Street, London SE1 1HR

Councillor David Noakes, non-pecuniary, as he had received emails from residents including the objectors.

Councillor Helen Dennis, non-pecuniary, as she had met the applicant, but had not expressed a view on the proposal and approached it with an open mind.

7.4 Morley College, King Edward Walk, London SE1 7HT

Councillor David Noakes, non-pecuniary, as he would speak on this item in his capacity as a ward councillor and would withdraw from the sub-committee for the item.

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 all items
- The members pack.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 7 June 2016 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.

7.1 153-159 BOROUGH HIGH STREET, LONDON SE1 1HR

Planning application reference number: 15/AP/4980

Report: see pages 11 to 49 of the agenda pack and pages 1 to 6 of the addendum report.

PROPOSAL

Demolition of 153-159 Borough High Street, and erection of 7-storey hotel (with basement), comprising 50 bedrooms and roof terrace, top 2 floors set back; and A1/A3 use at basement and ground floor level.

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

Representatives of the objectors addressed the meeting. Members asked questions of the objectors' representatives.

Representatives of the applicant addressed the meeting. Members asked questions of the representatives of the applicant.

There were no supporters of the application living within 100 metres who wished to speak.

Councillor Adele Morris addressed the sub-committee in her capacity as a Cathedrals ward councillor. Members asked questions of Councillor Morris.

Members debated the application and asked further questions of officers.

A motion to grant planning permission was moved, seconded, and withdrawn.

A motion to refuse planning permission was moved, seconded, put to the vote and declared to be lost.

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

RESOLVED:

That planning permission for application number 15/AP/4980 be granted, subject to conditions set out in the report and the addendum report, including an amended condition 8 to stipulate that the scale drawings are to be approved by the sub-committee, and subject to the applicant entering into an appropriate legal agreement by no later than 30 September 2016.

At this point, the meeting adjourned for 10 minutes.

7.2 95 PECKHAM ROAD, LONDON SE15 5LJ

Planning application reference number: 16/AP/1393

Report: see pages 50 to 81 of the agenda pack and pages 6 to 8 of the addendum report.

PROPOSAL

Demolition of existing petrol filling station and erection of part-2, part-4 and part-6 storey

residential development accommodating 33 dwellings, together with access, hard landscaping and other associated works.

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

There were no objectors who wished to address the meeting.

Representatives of the applicant addressed the meeting. Members asked questions of the representatives of the applicant.

There were no supporters of the application living within 100 metres, or ward councillors, who wished to speak.

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

RESOLVED:

That planning permission for application number 16/AP/1393 be granted subject to the conditions set out in the report and addendum report, and subject to the applicant entering into an appropriate legal agreement by no later than 15 September 2016.

7.3 BOURNEMOUTH CLOSE (LAND AT THE REAR OF 177-207 RYE LANE), LONDON SE15 4TP

Planning application reference number: 16/AP/1991

Report: see pages 82 to 105 of the agenda pack and pages 8 to 10 of the addendum report.

PROPOSAL

Development to provide a mix of retail (Use Class A1) with associated food and beverage (Use Class A3/A4/A5) uses and business (Use Class B1) and community facilities (Use Class D1).

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

There were no objectors who wished to address the meeting.

Representatives of the applicant addressed the meeting. Members asked questions of the representatives of the applicant.

There were no supporters of the application living within 100 metres, or ward councillors, who wished to speak.

Members debated the application. A motion to grant planning permission was moved,

seconded, put to the vote and declared to be carried.

RESOLVED:

That planning permission for application number 16/AP/1991 be granted, subject to conditions set out in the report and the addendum report.

7.4 MORLEY COLLEGE, KING EDWARD WALK, LONDON SE1 7HT

At this point, Councillor David Noakes sat in the public gallery.

Planning application reference number: 16/AP/0631

Report: see pages 106 to 117 of the agenda pack and page 11 of the addendum report.

PROPOSAL

Erection of a new bridge linking the main Morley College building with the Morley Gallery across King Edward Walk including alterations to the entrance of the Morley Gallery on St Georges Road and extensions to the Morley Gallery at first, second and roof level to accommodate the new bridge, circulation space, lift overrun and other elevational alterations. [Forming part of a wider development including alterations to the main entrance area and display window of the main Morley College Building and extensions to the Emma Cons Hall and other elevational alterations. These elements of the development fall within the London Borough of Lambeth].

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.

Representatives of the objectors addressed the meeting. Members asked questions of the objectors' representatives.

Representatives of the applicant addressed the meeting. Members asked questions of the representatives of the applicant.

There were no supporters of the application living within 100 metres who wished to speak.

Councillor David Noakes addressed the sub-committee in his capacity as a ward councillor. Members asked questions of Councillor Noakes.

At this point, Councillor David Noakes left the meeting room.

Members debated the application and asked further questions of officers. A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That planning permission for application number 16/AP/0631 be granted, subject to conditions set out in the report.

Meeting ended at 11.10 pm

CHAIR:

DATED: