

Planning Committee

MINUTES of the Planning Committee held on Tuesday 11 October 2016 at 5.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Lorraine Lauder MBE (Vice-Chair)
Councillor Samantha Jury-Dada
Councillor Michael Mitchell
Councillor Darren Merrill
Councillor Jamille Mohammed
Councillor Adele Morris

OTHER MEMBERS PRESENT: Councillor James Barber
Councillor Rosie Shimell

OFFICER SUPPORT: Simon Bevan (Director of Planning)
Jon Gorst (Legal Services)
Victoria Lewis (Development Management)
Yvonne Lewis (Development Management)
Michael Tsoukaris (Design and Conservation)
Jack Ricketts (Development Management)
Phillip Waters (Planning Policy)
Christian Loveday (Transport Planner)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

Apologies for absence were received from Councillor Hamish McCallum.

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 were circulated at the meeting:

- Addendum report relating to agenda items 11.1 and 11.2.
- Members pack relating to agenda items 11.1 and 11.2

Members noted that the ward affected as detailed on the addendum should have read East Dulwich and not Grange.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Michael Mitchell declared a non-pecuniary interest in items 11.1 and 11.2, as he is a ward councillor for Village ward and as such had taken a close interest in the development site for many years. He had, however, not expressed a view and approached the applications with an open mind. Councillor Mitchell was not required to withdraw from the meeting during consideration of these items.

Councillor Nick Dolezal declared a non-pecuniary interest in items 11.1 and 11.2, as he lives close to the site of the proposed developments, but had not expressed any views and approached the applications with an open mind. Councillor Dolezal was not required to withdraw from the meeting during consideration of these items.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 28 September 2016 be approved as a correct record and signed by the chair.

6. TO RELEASE £136,726.44 FROM A S106 AGREEMENT IN ORDER TO DELIVER THE KEPPEL ROW ENVIRONMENTAL IMPROVEMENT PROJECT

An officer introduced the report.

Councillors considered the information presented.

RESOLVED:

That the release of £136,726.44 of s106 funding, in order to deliver the Keppel Row environmental improvement project, be authorised.

7. TO RELEASE £302,330.13 FROM S106 AGREEMENTS TO DELIVER PUBLIC REALM ENHANCEMENTS TO HAMPTON AND STEEDMAN STREETS, AND AMEND THE LOCAL TMO

An officer introduced the report.

Councillors considered the information presented in the report.

RESOLVED:

That the release of £302,330.13 of s106 funding to deliver public realm enhancements to Hampton and Steedman Streets and amend the local TMO, be authorised.

8. TO RELEASE £2,085,612.70 FROM S106 AGREEMENTS FOR THE PURPOSES OF PROVIDING A COMMUNITY ACADEMY AND OUTREACH SERVICE FROM MOUNTVIEW ACADEMY OF THEATRE ARTS

Note: This item was withdrawn and will be heard at a future meeting of the planning committee.

9. ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS L (B), OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED) COVERING BYWATER PLACE

An officer introduced the report.

Councillors considered the information presented in the report, and asked questions of the officer.

RESOLVED:

That an immediate Article 4 direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class L (b) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for changes of use from dwelling-houses (Class C3) and Houses of Multiple Occupation (HMOs) (Class C4) covering any property on Bywater Place, be approved.

10. CONFIRMATION OF ARTICLE 4 DIRECTIONS TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS M, SCHEDULE 2, PART 3, CLASS O, SCHEDULE 2, PART 3, CLASS P AND SCHEDULE 2, PART 3, CLASS PA OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED) IN ANY RAILWAY ARCHES IN SOUTHWARK

An officer introduced the report.

Councillors considered the information presented in the report, and asked questions of the officer.

RESOLVED:

1. That the three immediate Article 4 directions to withdraw the permitted development rights granted by Schedule 2, Part 3, Class M, Schedule 2, Part 3, Class O and Schedule 2 Part 3, Class P of the Town and Country Planning (General Permitted Development) Order (GPDO) 2015 (as amended) for changes of use from shops (Class A1), financial and professional services (Class A2), betting offices, pay day loan shops or launderettes (Sui Generis use), offices (Class B1a), or storage and distribution (Class B8) to a dwelling-house (Class C3) in any railway arches in Southwark, be confirmed.

2. That the non-immediate Article 4 direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) Order 2015 for changes of use from light industrial (Class B1c) to a dwelling-house in any railway arches in Southwark, be confirmed.
3. That it be confirmed that more than 12 months notice has been given and that the direction will come into effect on 1 October 2017, which is consistent with the date in which the GPDO specifies that Class PA comes into effect.
4. That the updated equalities analysis of the Article 4 directions be noted.

11. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient 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 to an individual item, they be clearly specified.

12. DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON SE22 8PT - 16/AP/2747

Planning application reference 16/AP/2747

Report: see pages 88 to 151 of the agenda and pages 1 to 3 of the addendum report.

PROPOSAL

Erection of a health centre within a part 2, part 3-storey building to accommodate medical services and related uses (Use Class D1), access, parking and servicing areas, hard and soft landscaping and associated groundworks.

The committee heard an officer's introduction to the report and addendum report. Councillors did not ask questions of the officer.

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

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

There were no supporters of the application who lived within 100m of the development site and wished to speak.

The committee heard a joint representation from local ward councillors, Councillor James

Barber and Rosie Shimell, and asked questions of the ward councillors.

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

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

RESOLVED:

1. That planning permission be granted, subject to the conditions set out in the report and addendum report, the completion of a s106 legal agreement, and following referral of the application to the Greater London Authority (GLA), and including:
 - a. An amended condition 18 to include details of how the lighting would be used for the community use and to include details of the parking.
 - b. An additional condition to ensure more sympathetic lighting adjacent to the back gardens of the neighbouring properties in Melbourne Grove.
2. That in the event that the legal agreement is not completed by 22 November 2016, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 120 of the report

Note: The meeting adjourned for a comfort break from 6.55pm to 7.05pm.

13. DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON SE22 8PT - 16/AP/2740

Planning application reference 16/AP/2740

Report: see pages 152 to 231 of the agenda and pages 3 to 5 of the addendum report.

PROPOSAL

Demolition of existing ward buildings and nurses accommodation and development of site to provide a new secondary school within the retained and refurbished 'chateau' building fronting East Dulwich Grove and in a series of new buildings and extensions up to 5 storeys high, comprising teaching and administration spaces, dining and indoor sports hall, multi-use games area, accesses, car parking and servicing areas and landscaping (Use Class D1).

The committee heard an officer's introduction to the report. Members of the committee did not ask questions of the officer.

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

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

The committee heard representations from a supporter of the application who lived within 100m of the development site, and asked questions of the supporter.

The committee heard joint representations from local ward councillors, Councillor James Barber and Rosie Shimell, and asked questions of the ward councillors.

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

A motion to grant planning permission was proposed, 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 addendum report, and following referral of the application to the Greater London Authority (GLA), and including:

- a. An amended condition 4 to also require details of making the wall facing St Barnabas Close more attractive.
- b. An amended condition 25 to include details of how the parking and lighting would be managed during community use.
- c. An informative to be added regarding parking for construction staff being made available on-site during the building works.

The meeting ended at 8.10pm.

CHAIR:

DATED: