

Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Monday 28 November 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 Radha Burgess
Councillor James Coldwell
Councillor Nick Dolezal
Councillor Sarah King (Reserve)
Councillor David Noakes

OTHER MEMBERS PRESENT: Councillor Gavin Edwards
Councillor Damian O'Brien

OFFICER SUPPORT: Dennis Sangweme (Development Management)
Margaret Foley (Legal Officer)
Andre Verster (Development Management)
Sonia Watson (Development Management)
Oliver Stutter (Urban Forester)
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 Helen Dennis.

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 all items
- The members' pack.

The chair also drew councillors' attention to an email by Justine Simons OBE, Deputy Mayor for Culture and Creative Industries in reference to item 7.1 190 Rye Lane, London SE15 4NF, which had been sent to the members of the committee.

Councillors agreed to hear the items in the following order:

1. South-West of Burgess Park, Albany Road, SE5
2. 190 Rye Lane, London SE15 4NF
3. Cabrini House, 2 Honor Oak Rise, London SE23
4. 75 Southwark Park Road, London SE16 3TY

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 4 October 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.

7.4 SOUTH-WEST OF BURGESS PARK, ALBANY ROAD, SE5

Planning application reference number: 16-AP-3165

Report: see pages 64 to 91 of the agenda pack and pages 8 to 9 of the addendum report.

PROPOSAL:

Re-landscaping the South-West region of Burgess Park including a new play area, new access pathways, new lighting fixtures, new surfaces, trees, shrubs, meadow and to

include new park furniture.

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

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

The applicant and their agents addressed the meeting. Members asked questions of the applicant and their agents.

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

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-3165 be granted, subject to the conditions set out in the report, including:

- An amended condition 6 to explicitly state that the landscape management plan must take into account the security, privacy and noise attenuation concerns of the residents of Addington Square.
- An amended condition 5 to state that the arboricultural method statement must state that no trees are to be felled during nesting season.

7.1 190 RYE LANE, LONDON SE15 4NF

Planning application reference number: 15-AP-4857

Report: see pages 10 to 34 of the agenda pack, pages 1 to 4 and Appendix A of the addendum report

PROPOSAL

Retention of the facade of 190 Rye Lane, demolition of all other buildings and structures and redevelopment to form 22 new dwellings in total; and 691.4 sq m (GEA) restaurant unit (A3); new landscaped open space; surface vehicle and cycle parking; access and associated and ancillary development.

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

There were no objectors who wished to address the meeting.

The applicants addressed the meeting. Members asked questions of the applicants.

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

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 15-AP-4857 be granted, subject to the conditions set out in the report and addendum report, including:

- An amended condition 14 to restrict the opening hours of the restaurant to 07:30 to 23:30 hours Monday to Saturday, and 10:00 to 22:00 hours on Sundays and public holidays.
- An additional obligation is to be included in the Section 106 agreement stipulating that the developer must include and give prominence to the following in the marketing material for the development: information about the nature of the surrounding area, and the nature and hours of operation of the neighbouring venue at 188 Rye Lane.

7.2 CABRINI HOUSE, 2 HONOR OAK RISE, LONDON SE23

Planning application reference number: 16-AP-2259

Report: see pages 35 to 48 of the agenda pack and page 4 of the addendum report.

PROPOSAL

Conversion of existing vacant basement storage area to 3 residential units involving the creation of new lightwells.

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 no questions of the officers.

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

The applicant's agent addressed the meeting. Members asked questions of the applicant's agent.

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

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

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 16-AP-2259 be deferred to a future meeting, so that officers can supply the committee with information about the planning history of the site in relation to the assessment for affordable housing.

7.3 75 SOUTHWARK PARK ROAD, LONDON SE16 3TY

Planning application reference number: 16-AP-1758

Report: see pages 49 to 63 of the agenda pack, pages 5 to 8 and Appendix B of the addendum report.

PROPOSAL

Change of use of commercial premises from a shop (Class A1) to a hot-food take-away (Class A5) and the erection of an extractor duct to the rear elevation.

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

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

The applicant was not present.

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

Councillor Damian O'Brien addressed the sub-committee in his capacity as a ward councillor. Members asked questions of Councillor O'Brien.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 16-AP-1758 be refused, for the following reasons:

1. The flue location is in close proximity to residential windows and gardens and would result in noise and smells. The proposal would also exacerbate the existing litter problem, be detrimental to visual and residential amenity and so would contravene policy 3.2 of the Southwark Plan 2007 "Protection of amenity".

2. The proposed A5-use in close proximity to the Harris Academy, coupled with the existence of other take-aways in the immediate area, is contrary to:

- Policy 3.2 of the current London Plan - Improving health and addressing health inequalities.
- Part 8 of the National Planning Policy Framework – Promoting healthy communities.
- Strategic Policy 4 of the Core Strategy 2011- Places for learning, enjoyment and healthy lifestyles.
- Policy DM41 of the draft New Southwark Plan – hot food takeaways.

The meeting ended at 11.20 pm.

CHAIR:

DATED: