

Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 24 January 2017 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Leo Pollak (Chair) Councillor Radha Burgess Councillor James Coldwell Councillor Helen Dennis Councillor Nick Dolezal Councillor David Hubber (Reserve) Councillor David Noakes
OTHER MEMBERS PRESENT:	Councillor Victoria Mills Councillor Adele Morris Councillor Damian O'Brien
OFFICER SUPPORT:	Dennis Sangweme (Development Management) Margaret Foley (Legal Officer) Gavin Blackburn (Development Management) Michael Glasgow (Development Management) Michael Tsoukaris (Design and Conservation) 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 Ben Johnson (Vice-Chair).

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 no pecuniary interests declared.

Councillor David Noakes declared that objectors had contacted him in relation to item 7.2 “256-260 Waterloo Road, London SE1 8RF”, but that he had not expressed a view.

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

The meeting agreed to vary the sequence, in which the items would be heard, as follows:

- 7.4 Peckham Rye Park, Peckham Rye, SE15
- 7.1. Cabrini House, 2 Honor Oak Rise, London SE23
- 7.2 256-260 Waterloo Road, London SE1 8RF
- 7.3 Car Park, 5-11 Pope Street, London SE1

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 28 November 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 PECKHAM RYE PARK, PECKHAM RYE, SE15

Planning application reference number: 16/AP/4014

Report: see pages 75 to 91 of the agenda pack.

PROPOSAL:

The proposal seeks to revitalise Peckham Rye through a phased set of interventions:

Phase 1: Establishment of a new car park (Previous application 15/AP/4297).

Phase 2: Creation of new playground and associated landscape works on the site of the existing car park.

Phase 3: Construction of new changing rooms, store, plant, public toilets and play room facilities with associated landscape works.

Phase 4: Demolition of existing portacabins, PoW hut and tarmacked playgrounds and landscape works to return area to the common.

The sub-committee heard an introduction to the report from a planning officer. Members asked no questions of the officers.

There were no objectors present who wished to speak.

The applicant did not address the meeting.

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

Councillor Victoria Mills addressed the sub-committee in her capacity as a ward councillor. Members asked questions of Councillor Mills.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 16/AP/4014 be granted, subject to the conditions set out in the report.

7.1 CABRINI HOUSE, 2 HONOR OAK RISE, LONDON SE23

Planning application reference number: 16/AP/2259

Report: see pages 12 to 27 of the agenda pack.

Note: This item was deferred from the Planning Sub-Committee A meeting held on 28 November 2016 and was being reheard. As Councillors David Hubber and Helen Dennis had not been present at the original meeting, they left the top table and sat with the audience.

PROPOSAL:

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

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

A representative of the objectors addressed the meeting. Members asked questions of the objectors' representative.

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 of the development site who wished to speak.

Councillor Victoria Mills addressed the sub-committee in her capacity as a ward councillor. Members did not ask questions of Councillor Mills.

Members debated the application and asked further questions of officers.

A motion to grant 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 granted, subject to the conditions and informatives set out in the report.

Councillors David Hubber and Helen Dennis rejoined the top table.

7.2 256-260 WATERLOO ROAD, LONDON SE1 8RF

Planning application reference number: 16/AP/3090

Report: see pages 28 to 47 of the agenda pack and pages 1 and 2 of the addendum report.

PROPOSAL:

Construction of a top floor extension to create residential accommodation (1x one bedroom and 1x two bedroom flats).

The sub-committee heard an introduction to the report from a planning officer who drew members' attention to the addendum report. Members asked questions of the officers.

A representative of the objectors addressed the meeting. Members asked questions of the objectors' representative.

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

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

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

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 16/AP/3090 be granted, subject to the conditions set out in the report and the addendum report, and subject to an additional condition for details regarding the design of the columns of glass bricks, which are to maximise the transmission of light while ensuring the change in proportions of the building, to be submitted to the planning authority for approval.

7.3 CAR PARK, 5-11 POPE STREET, LONDON SE1

Planning application reference number: 16/AP/3020

Report: see pages 48 to 74 of the agenda pack, and pages 2 to 3 and appendices 1 and 2 of the addendum report.

PROPOSAL:

Change of use from a car park (Sui Generis) to residential (Use Class C3) involving the demolition of a 3 metre high boundary fence and the erection of a four storey terrace comprising six 3 bed terraced dwellinghouses.

The sub-committee heard an introduction to the report from a planning officer and drew councillors' attention to the addendum report. Members asked questions of the officers.

A representative of the objectors addressed the meeting. Members asked questions of the objectors' representative.

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

A supporter who lives within 100 metres of the development site addressed the meeting. Members asked questions of the supporter.

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

RESOLVED:

That planning permission for application number 16/AP/3020 be granted, subject to the conditions set out in the report and addendum report, and an additional condition for details of obscured glazing, which balances the amenity of future

residents of the proposed development with the rights of existing residents to privacy and to not being overlooked, to be submitted to the planning authority for approval.

The meeting ended at 11.32pm.

CHAIR:

DATED: