

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 28 March 2017 at 5.30 pm at the Council Offices, 160 Tooley Street, London SE1 2QH

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

OTHER MEMBERS PRESENT: Councillor Paul Fleming, Ward Councillor for Faraday

OFFICER SUPPORT: Simon Bevan, Director of Planning
Jon Gorst, Legal Representative
Yvonne Lewis, Group Manager, Strategic Team
Bridin O'Connor, Group Manager, Strategic Team
Michael Tsoukaris, Group Manager, Design and Conservation
Daniel Davies, Team Leader
Terence McLellan, Team Leader
Pip Howson, Team Leader, Transport Policy
Tom Weaver, Graduate Planner
Victoria Foreman, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillor Michael Mitchell.

2. CONFIRMATION OF VOTING MEMBERS

The 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 items 7.1, 7.2 and 7.3;
- Members' pack relating to items 7.1, 7.2 and 7.3.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 7 March 2017 were confirmed as a correct record and signed by the chair.

6. CONFIRMATION OF 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

RESOLVED:

1. That the confirmation of the Article 4 Directions (Appendix A) 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 dwellinghouses (Class C3) to Houses of Multiple Occupation (HMOs) (Class C4) covering any property on Bywater Place (Appendix B), be authorised.
2. That the updated equalities analysis of the proposed Article 4 Directions (Appendix C) be noted.
3. That the arrangements for confirming the Article 4 Direction, including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) Order 1995, be delegated to the Director of Planning.

7. 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.

8. OPEN LAND REAR OF 1 - 51 PECKHAM HIGH ROAD BOUNDED BY SUMNER AVENUE AND MELON ROAD, OPEN LAND ADJACENT TO 59 PECKHAM HIGH STREET AND SUMNER HOUSE LOCATED ON SUMNER ROAD, LONDON SE15

Planning application reference 16/AP/4018

Report: see pages 69 to 122 of the agenda and pages 1 and 5 to 16 of the addendum report.

PROPOSAL

Redevelopment of the site to provide four buildings to deliver 168 residential dwellings (Class C3) and flexible retail floor space (247m²) of flexible A1/A3/A4: The works include the conversion and extension of Sumner House (Block A) from office use (Class B1-c) to provide 44 flats and 4 townhouses and partial demolition of a boundary wall; the erection of a part 4, part 6 storey block to provide 39 flats on Sumner Avenue (Block B); a part four, part 6 storey building to provide 72 flats on Jocelyn Street (Block C); and a four storey block providing 9 flats on Melon Road (Block D), with 247m² of flexible A1/A3/A4 use at ground floor level, together with car parking, hard and soft landscaping, and other associated works incidental to the development.

The committee heard an officer's introduction to the report and addendum report and asked questions of the officer.

There were no objectors present at the meeting who wished to speak.

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

There were no supporters who lived within 100m of the development site present at the meeting who wished to speak.

There were no local ward councillors present at the meeting who wished to speak.

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

RESOLVED:

1. a. That planning permission be granted subject to conditions set out in the report and the addendum report, the inclusion of an additional clause in the legal agreement notifying residents to the possibility of an extension to the CPZ (controlled parking zone) in the future, and the applicant entering into an appropriate legal agreement and referral to the Mayor of London.

- b. That in the event that the requirements of (a) are not met by 30 May 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 138.

c. That an additional clause be included in the legal agreement notifying residents of the possibility of an extension to the CPZ (controlled parking zone) in the future.

9. LAND BOUNDED BY ALBANY ROAD, DOMVILLE COURT (BAGSHOT STREET) AND FOXCOTE (THURLOW STREET), LONDON SE17

Planning application reference 17/AP/0053

Report: see pages 123 to 157 of the agenda and pages 2 to 3 of the addendum report.

PROPOSAL

Construction of a four storey building comprising an 'Approved Premises Facility' (Class C2(a) - Secure Residential Institution) containing 36 bedrooms and associated communal and staff areas. Formation of an access road, including junction from Albany Road, parking, landscaping and associated ancillary development.

The committee heard an officer's introduction to the report and addendum report and asked questions of the officer.

There were no objectors present at the meeting who wished to speak.

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

There were no supporters who lived within 100m of the development site present at the meeting who wished to speak.

The committee heard a representation from a local ward councillor, Councillor Paul Fleming, and asked questions of the ward councillor.

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

RESOLVED:

That detailed planning permission be granted, subject to conditions set out in the report and the addendum report.

10. 87 NEWINGTON CAUSEWAY, LONDON SE1 6BD

Planning application reference 16/AP/3144

Report: see pages 158 to 201 of the agenda and pages 3 to 4 and 17 to 26 of the addendum report.

PROPOSAL

Redevelopment of the site for a mixed use development comprising a basement/mezzanine basement, ground plus twenty-three floors to accommodate a 140

room hotel (levels 1 - 11), 48 residential units (levels 12 - 24), a retail unit (at ground floor), associated cycle parking, servicing and refuse and recycling, landscaping and private and communal residential amenity space (including at roof top level), external refurbishment to the front of the railway arches, and a new pedestrian route through the site linking Newington Causeway with Tiverton Street.

The committee heard an officer's introduction to the report and addendum report and asked questions of the officer.

The committee heard representations from an objector and asked questions of the objectors.

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

There were no supporters who lived within 100m of the development site present at the meeting who wished to speak.

There were no local ward councillors present at the meeting who wished to speak.

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

RESOLVED:

1. a. That planning permission be granted subject to conditions set out in the report and the addendum report, the applicant entering into an appropriate legal agreement and referral to the Mayor of London.

- b. That in the event that the requirements of (a) are not met by 30 June 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 104..

The meeting ended at 8.25 pm.

CHAIR:

DATED: