



## Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Wednesday 13 December 2017 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Lorraine Lauder MBE (Chair)  
 Councillor Nick Dolezal  
 Councillor Darren Merrill  
 Councillor Damian O'Brien  
 Councillor Sandra Rhule  
 Councillor Michael Situ

**OFFICER SUPPORT:** Dipesh Patel (Development Management)  
 Michael Glasgow (Development Management)  
 Amy Lester (Development Management)  
 Martin McKay (Design and Conservation Officer)  
 Margaret Foley (Legal Officer)  
 Beverley Olamijulo (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 Maria Linforth-Hall.

### 3. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as voting members for the meeting.

### 4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

None were disclosed.

### 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 7.1 – development management items and;
- Members' pack relating to item 7.1.

## 6. MINUTES

### RESOLVED:

That the minutes of the meeting held on 31 October 2017 be approved as a correct record and signed by the chair.

## 7. DEVELOPMENT MANAGEMENT ITEMS

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. 38-44 RYE LANE, LONDON, SE15 5BY

#### Planning application reference number: 16-AP-2051

Report: see pages 10 to 32 of the agenda pack and pages 1 to 2 of the addendum report.

#### PROPOSAL

*Refurbishment and extension of existing building, including additional floors above ground floor, ranging in height from three to six storeys, to provide 716 SqM of retail space (use class A1) and 27 residential dwelling (use class C3) (2 x studios, 4 x one bed flats, 17 x 2 bed flats, and 4 x three bed flats), landscaping, associated servicing, refuse storage and bicycle storage.*

The sub-committee heard an introduction to the report from the planning officer.

Members asked questions of the officers.

The objectors addressed the meeting. The sub-committee asked questions of the objectors.

The applicant and their agent addressed the sub-committee and responded to questions from members.

There were no supporters of the application present that lived within 100 metres of the development site.

There were no ward councillors present at the meeting.

Members debated the application. No further questions were asked of officers.

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

**RESOLVED:**

1. That planning permission be granted subject to the completion of a S106 legal agreement.
2. That in the event that a legal agreement is not signed by 31 March 2018, the director of planning be authorised to refuse planning permission for the reasons set out under paragraph 64.

**7. 269-275 RYE LANE AND 1A PHILIP WALK, LONDON SE15**

**Planning application reference number: 16-AP-1896**

Report: see pages 33 to 80 of the agenda pack and page 2 of the addendum report.

**PROPOSAL**

*Demolition of existing buildings (general industrial units and a derelict end-of-terrace property) and the redevelopment of the site to provide 1x part 3/ part 5 storey building, 1x part 6/ part 5 storey building and 1x two-storey residential dwelling, comprising a total 29 residential units (12 x 1-bed, 11 x 2-bed and 6 x 3-bed) and 534sqm of flexible commercial floorspace (Class A1/B1), plus associated landscaping, plant, car and cycle parking and refuse storage.*

The sub-committee heard an introduction to the report from the planning officer.

Members asked questions of the officers.

The objectors addressed the meeting. The sub-committee asked questions of the objectors.

The applicants addressed the sub-committee and responded to questions from members.

There were no supporters of the application present that lived within 100 metres of the development site.

There were no ward councillors present at the meeting.

Members debated the application and asked further questions of the officers.

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

**RESOLVED:**

1. That planning permission be granted, subject to conditions and amendments contained in the addendum report subject to the applicant entering into a satisfactory legal agreement.

2. That in the event that a satisfactory legal agreement is not entered into by 31 March 2018 that the director of planning be authorised to refuse planning permission, if appropriate, for the reason set out in paragraph 116 of the report.

The meeting adjourned for a five minute comfort break. The meeting reconvened at 8.00pm.

## **7. 110 PECKHAM ROAD, LONDON, SE15 5EU**

**Planning application reference number: 17-AP-3015**

Report: see pages 81 to 100 of the agenda pack and page 3 of the addendum report.

### **PROPOSAL**

*Excavation of land to the front of the hotel and the construction of a four-storey subterranean basement extension to provide 33 new hotel rooms, a swimming pool, gymnasium and associated facilities. Together with internal alterations to the existing building to relocate the restaurant/bar to ground floor level and associated landscaping. Net increase of 24 hotel rooms.*

The sub-committee heard an introduction to the report from the planning officer.

Members asked questions of the officers.

There were no objectors present at the meeting.

The applicant and applicant's agent were present to address the sub-committee and responded to questions from members.

There were no supporters of the application present that lived within 100 metres of the development site.

There were no ward councillors present at the meeting.

Members debated the application.

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

### **RESOLVED:**

That planning permission be granted, subject to conditions and amendments contained in the addendum report.

## **7. SCOTTISH POLITICAL MARTYRS MEMORIAL, NUNHEAD CEMETERY, LINDEN GROVE, LONDON, SE15 3LP**

**Planning application reference number: 16-AP-3412**

Report: see pages 101 to 109 of the agenda pack.

## **PROPOSAL**

*Refurbishment works to the area around the Scottish Political Martyrs memorial comprising:*

- *Replacement of plinth and granite kerbs around memorial and the retained bench.*
- *Excavation of area either side of the memorial to a depth of 300mm to allow for the new road formation.*
- *Installation of new resin bonded gravel road formation around memorial and associated drainage.*

The sub-committee heard an introduction to the report from the planning officer.

Members asked questions of the officers.

The objectors addressed the meeting. The sub-committee asked questions of the objectors.

The applicant and their agent were not present to address the sub-committee.

There were no supporters of the application present that lived within 100 metres of the development site.

There were no ward councillors present at the meeting.

Members debated the application and asked further questions of the officers.

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

## **RESOLVED:**

That listed building consent be granted subject to conditions.

The meeting ended at 8.45 pm

**CHAIR:**

**DATED:**