

Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Wednesday 27 June 2018 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Lorraine Lauder MBE (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Richard Leeming
Councillor David Noakes
Councillor Sandra Rhule
Councillor Martin Seaton

OTHER MEMBERS PRESENT: Councillor Maggie Browning
Councillor Jon Hartley
Councillor Sarah King
Councillor Adele Morris

OFFICER SUPPORT: Dennis Sangweme (Development Management)
Margaret Foley (Legal Officer)
Alexander Cameron (Development Management)
Sonia Watson (Development Management)
Lasma Putrina (Development Management)
Troy Davies (Development Management)
Alex Oyebade (Transport Policy)
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 Michael Situ who attended another council meeting.

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

The following councillors declared an interest in item:

7.6 Adventure Playground, Dog Kennel Hill, London SE22 8AA

Councillor Richard Leeming, non-pecuniary, as his family had used the adventure playground in the past, and would do so in the future.

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 chair announced that she had decided to vary the sequence in which the items would be heard with item 7.6 - Adventure Playground, Dog Kennel Hill, London SE22 8AA - being heard first, followed by the rest of the items as set out in the agenda pack.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 26 March 2018 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items 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 attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

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 this 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.

7.6 ADVENTURE PLAYGROUND, DOG KENNEL HILL, LONDON SE22 8AA

Planning application reference: 17/AP/4769

Report: see pages 110 to 123 of the agenda pack.

PROPOSAL

Removal of existing buildings and creation of a single storey community centre (D2) for Dog Kennel Hill Adventure Playground.

The sub-committee heard the officer's introduction to the report. Councillors did not ask questions of the officer.

There were no objectors who wished to address the meeting.

The applicant addressed the sub-committee, and answered questions by the sub-committee.

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

Councillor Sarah King addressed the sub-committee in her capacity as a ward councillor and answered questions by members of the sub-committee.

The sub-committee put further questions to officers and discussed the application.

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

RESOLVED:

That planning application 17/AP/4769 be granted, subject to conditions outlined in the report.

7.1 QUARRY COURT, 2 DUNSTAN'S GROVE, LONDON SE22 0HN

Planning application reference: 17/AP/3997

Report: see pages 12 to 30 of the agenda pack and pages 1 and 5 to 8 of the addendum report.

PROPOSAL

Construction of a two storey rear extension and a single storey side infill extension to enlarge the existing ground and first floor flats both with roof terraces. Construction of a rear dormer roof extension to create a new two bedroom flat. External alterations to the front and rear elevations to provide four Juliette balconies to the rear of the first and second floor flats and entrance from Dunstan's Road.

- *Increasing the existing internal ground and first floor space from 6 x one bedroom units to 4 x two-bedroom units and 2 x one-bedroom units*
- *Increasing existing internal second floor space and the construction of a roof terrace*
- *Converting the existing roof space into a 1 x two-bed flat*
- *The installation of four Juliet balconies to the rear of the first and second floor flats*
- *Reconfiguration of the entrance to building*

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

A spokesperson for the objectors addressed the meeting. Members of the sub-committee asked questions of the spokesperson for the objectors.

The applicant's agent addressed the sub-committee, and answered questions by the sub-committee.

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

Councillors Maggie Browning and Jon Hartley addressed the sub-committee in their capacity as ward councillors, and answered questions by members of the sub-committee.

The sub-committee put further questions to officers and discussed the application.

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

RESOLVED:

That planning application 17/AP/3997 be granted, subject to conditions outlined in the report.

The meeting adjourned from 8.00pm to 8.05pm for a comfort break.

7.2 134-136 RYE LANE, LONDON SE15 4RZ

Planning application reference: 18/AP/0716

Report: see pages 31 to 45 of the agenda pack and pages 1 to 2 and 9 to 10 of the addendum report.

PROPOSAL

Construction of a roof extension to provide 1 x one-bedroom flat together with alterations to the shop-front.

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

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

The applicant was not present to address the meeting.

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

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

The sub-committee put further questions to officers and discussed the application.

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

RESOLVED:

That planning application 18/AP/0716 be granted, subject to conditions outlined in the report and addendum report, and including two additional conditions stipulating that:

1. The external second floor area not be used as a patio or roof terrace
2. The tree at the back of the property be protected, specifically also to prevent damage during construction phase.

The meeting adjourned from 8.45pm to 8.50pm for a comfort break.

Having asked for a show of hands to determine how many people were attending for each of the remaining items, the chair announced she would vary the order of the remaining agenda items as follows;

1. Item 7.5 – Flat 49A, Grenier Apartments, 18 Gervase Street, London SE15 2RS
2. Item 7.4 – Seventh Floor, Vivo Building, South Bank Central, Stamford Street, London SE1 9LS
3. Item 7.3 - 97 Peckham Road, London SE15 5LJ.

7.5 FLAT 49A, GRENIER APARTMENTS, 18 GERVASE STREET, LONDON SE15 2RS

Planning application reference: 17/AP/4193

Report: see pages 80 to 109 of the agenda pack and pages 3 of the addendum report.

PROPOSAL

Creation of a self contained residential apartment (Use Class C3) at lower ground level (flat 49A) with new internal layout, works to external retaining wall to create new private amenity courtyard and new stair access.

The meeting heard that some members had received two late emails from residents

outlining their concerns about the development.

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

A spokesperson for the objectors addressed the meeting. Members of the sub-committee asked questions of the spokesperson for the objectors.

The applicant's agent addressed the sub-committee, and answered questions by the sub-committee.

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

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

The sub-committee put further questions to officers and discussed the application.

A motion to defer the item in order to arrange a site visit was moved, but not seconded and therefore not put to the vote.

A motion to grant planning permission was moved, but not seconded, and therefore not put the vote, whereupon the chair invited further motions to be proposed. No alternative motions were proposed.

The motion to grant planning permission was moved again, seconded, put to the vote and declared carried.

RESOLVED:

That planning application 17/AP/4193 be granted, subject to conditions outlined in the report and addendum report.

7.4 SEVENTH FLOOR, VIVO BUILDING, SOUTH BANK CENTRAL, STAMFORD STREET, LONDON SE1 9LS

Planning application reference: 18/AP/0395

Report: see pages 69 to 79 of the agenda pack.

PROPOSAL

Retention of four external seating pods on the seventh floor roof terrace.

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

There were no objectors present wishing to address the meeting.

The applicant's agent addressed the sub-committee, and answered questions by the sub-committee.

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

Councillor Adele Morris addressed the meeting in her capacity as ward councillor.

The sub-committee discussed the application.

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

RESOLVED:

That planning application 18/AP/0395 be granted, subject to conditions outlined in the report.

7.3 97 PECKHAM ROAD, LONDON SE15 5LJ

Planning application reference: 18/AP/0269

Report: see pages 46 to 68 of the agenda pack and pages 2 to 3 of the addendum report.

PROPOSAL

Construction of a new part four-, part three-, part two-storey place of worship (D1 use class) with associated car parking and landscaping.

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

There were no objectors present wishing to address the meeting.

The applicant was not in attendance.

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

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

The sub-committee put further questions to officers and discussed the application.

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

RESOLVED:

That planning application 18/AP/0269 be granted subject to conditions outlined in the report and addendum report.

Meeting ended at 10.25 pm

CHAIR:

DATED: