

Planning Sub-Committee B

Minutes of the Planning Sub-Committee B held on Tuesday 4 September 2018 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
Councillor Darren Merrill
Councillor Victoria Olisa
Councillor Martin Seaton

OTHER MEMBERS

PRESENT: Councillor Kieron Williams (ward member)

OFFICER SUPPORT: Dipesh Patel (Development Management)
Alexander Cameron (Development Management)
Alex Gillott (Legal Officer)
Beverley Olamijulo (Constitutional Officer)
Jacob Kut GVA (Viability Consultant)

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

Councillors Sirajul Islam, Nick Johnson and Damian O'Brien were absent from the meeting.

The chair explained that as Councillors Islam and Johnson were not present at the previous sub-committee meeting on 4 July 2018, when the planning application for 54 Camberwell Green, SE5 7AS was first considered, they would not be required to attend this meeting.

3. CONFIRMATION OF VOTING MEMBERS

The members of the committee present were confirmed as voting members.

APPOINTMENT OF VICE CHAIR FOR PLANNING SUB-COMMITTEE B

The sub-committee noted that Councillor Damian O'Brien was appointed vice chair of Planning Sub-Committee B for the remainder of 2018-19.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

None were declared.

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 item
- Members' pack.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 4 July 2018 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.

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.

7. 54 CAMBERWELL GREEN, LONDON SE5 7AS

Planning application reference number: 17/AP/1314

Report: see pages 6 to 32 of the agenda pack and pages 1 to 6 of the addendum report.

PROPOSAL

Change of use of the building from Class C2 (care home) to residential (Class C3), a part three and part four storey rear extension including basement, and additional floor and mansard to the existing building in order to provide 38 one to three bedroom flats (12 x 1-bed units, 20 x 2-bed units; and 6 x 3-bed). Provision of one on-site disabled car parking space, cycle parking and a refuse enclosure at ground level.

The sub-committee heard an officer's introduction to the report and addendum report. Members of the sub-committee asked questions of the officer and the consultant valuer about the viability assessments that had taken place.

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

The applicant was asked to come forward to answer questions from members; the applicant's agent approached and the sub-committee asked questions of the agent.

There were no supporters who lived within 100 metres of the development site present at the meeting and wishing to speak.

Councillor Kieron Williams was present to address the sub-committee and to respond to questions from members.

Members debated the application and asked further questions of officers and the consultant valuer, including what the potential for affordable housing delivery might be on a redevelopment of the site. Members discussed the two offers of affordable housing.

A motion to refuse planning permission based on the offer of 30% affordable housing with a shared ownership tenure on the grounds that the proposed development failed to provide 35% affordable housing, thus being an inefficient use of land and failing to comply with the development plan policies on efficient use of land and affordable housing was moved, seconded, put to the vote and declared carried.

A similar motion to refuse planning permission on the offer of 24% affordable housing based on a tenure split of 70% social rent and 30% shared ownership was also carried, for the same reason.

RESOLVED:

That planning application number 17/AP/1314 be refused on the grounds that the proposed development is an inefficient use of the land because it would not provide 35% affordable housing or the maximum reasonable amount of affordable housing.

The meeting ended at 8.40 pm

CHAIR:

DATED: