

## Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 1 October 2019 at 6.30 pm at Ground Floor Meeting Room G02, 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Kath Whittam (Chair)  
Councillor Jane Salmon (Vice-Chair)  
Councillor Peter Babudu  
Councillor Sunil Chopra  
Councillor David Noakes  
Councillor Martin Seaton

**OTHER MEMBERS PRESENT:** Councillor Maggie Browning

**OFFICER SUPPORT:** Dennis Sangweme (Development Management)  
Margaret Foley (Legal Officer)  
Martin McKay (Design and Conservation)  
Glenn Ruane (Development Management)  
Thomas Weaver (Development Management)  
Oliver Stutter (Urban Forester)  
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 Leanne Werner.

### 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**

There were none.

#### **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 also announced that items 7.1 and 7.2 would be heard together as they related to the same address, and explained that the sub-committee had started hearing these two items at its meeting on 12 June 2019. At that meeting, they had been deferred to allow for a site visit. Councillor Sunil Chopra would not be taking part in the hearing and decision making on these two items, as he had not been present at the original meeting on 12 June 2019.

The chair also announced that the following items had been withdrawn to allow for further consideration by council officers:

- Item 7.3 - Burgess Park Community Sports Ground, Burgess Park Community Sport Pavilion, Cobourg Road, London SE5 0JB
- Item 8 – Tree Preservation Order - 156 Peckham Rye, London SE22 9QH

The chair also informed the meeting that the remaining items would be heard in the following sequence:

- 7.1 and 7.2 - The Circle, Queen Elizabeth Street, London SE1 2JU
- 9. – Tree Preservation Order - 113a Bushey Hill Road, London, SE5 8QQ
- 7.4 - Garages, Bassano Street, London SE22 8RU
- 7.5 - Garages, Henslowe Road, London SE22 0AS

#### **6. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on the 10 July 2019 be approved as a correct record and signed by the chair.

#### **7. DEVELOPMENT MANAGEMENT ITEMS**

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.

### **7.1 THE CIRCLE, QUEEN ELIZABETH STREET, LONDON SE1 2JE**

**Planning application reference: 19/AP/0683**

Report: see pages 8 to 28 of the agenda pack.

#### **PROPOSAL**

*Construction of single-storey extension at roof level to provide four residential units (Use Class C3), together with the provision of car parking spaces and bicycle storage facilities.*

At this point, Councillor Sunil Chopra left the top table and sat in the public gallery.

The chair reminded attendees that this item and item 7.2 would be considered together and that all contributions from objectors, the applicant, supporters and ward councillors had been heard at the meeting on 12 June 2019.

The sub-committee then heard an update presented by the officer including about the site visit conducted by members of the sub-committee and officers on 20 June 2019.

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 consent for application 19/AP/0683 be granted, subject to the conditions set out in the report.

### **7.2 THE CIRCLE QUEEN ELIZABETH STREET LONDON SE1 2JE**

**Planning application reference: 19/AP/0698**

Report: see pages 29 to 48 of the agenda pack and page 1 of the addendum report.

## **PROPOSAL**

*Construction of single-storey extensions at roof level to provide four residential units (Use Class C3), together with the provision of car parking spaces and bicycle storage facilities*

This application was heard together with item 7.1.

### **RESOLVED:**

That listed building consent for application 19/AP/0698 be granted, subject to the conditions set out in the report.

At this point, Councillor Sunil Chopra rejoined the meeting.

## **9. TREE PRESERVATION ORDER - 113A BUSHEY HILL ROAD**

Report: see pages 144 to 156 of the agenda pack.

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

The sub-committee discussed the report and recommendation.

### **RESOLVED:**

That the provisional tree preservation order reference 528 be confirmed unamended.

## **7.3 BURGESS PARK COMMUNITY SPORTS GROUND, BURGESS PARK COMMUNITY SPORT PAVILION, COBOURG ROAD, LONDON, SE5 0JB**

**Planning application reference: 19/AP/1275**

Report: see pages 49 to 91 of the agenda pack and page 1 of the addendum report.

## **PROPOSAL**

*Demolition of existing sports centre and adjacent all-weather pitch and construction of a new single storey sports centre with 2. No. new all weather pitches, associated lighting and hard and soft landscaping including new 'spectator mounds' to west and north of new pitches.*

This item was withdrawn to allow for further consideration by officers.

## **7.4 GARAGES, BASSANO STREET, LONDON, SE22 8RU**

**Planning application reference: 19/AP/1861**

Report: see pages 92 to 111 of the agenda pack and pages 1 to 3 of the addendum report.

## **PROPOSAL**

*Demolition of existing garage site and construction of 4 new homes for social rent within a short terrace of 2-3 storeys.*

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

A representative for the objectors addressed the meeting and answered questions posed by the sub-committee.

The applicant and their agents addressed the sub-committee and answered questions posed by the sub-committee.

There were no supporters who lived within 100 metres of the development site, or ward councillors, present and wishing to speak on the application.

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 consent for application 19/AP/1861 be granted, subject to the conditions set out in the report and addendum report; and that an informative be added regarding highway works to be carried out in order to mitigate the impact of the development.

## **7.5 GARAGES, HENSLOWE ROAD, LONDON, SE22 0AS**

### **Planning application reference: 19/AP/1862**

Report: see pages 112 to 129 of the agenda pack and pages 3 to 5 of the addendum report.

## **PROPOSAL**

*Demolition of existing garage site and construction of 3 new houses for social rent within a short terrace of 2/3 storeys. Each individual house includes associated front and rear gardens, with dedicated bin and bike stores in the front garden areas.*

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

Representatives of the objectors addressed the meeting and answered questions posed by the sub-committee.

The applicant and their agents addressed the sub-committee and answered questions posed by the sub-committee.

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

Councillor Maggie Browning addressed the sub-committee in her capacity as a ward councillor and responded to questions posed by 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 consent for application 19/AP/1862 be granted, subject to the conditions set out in the report and the addendum report; and that two informative be added regarding:

- The applicant continuing to work with the residents of 76 and 82 Henslowe Road to mitigate the impact of the development
- The highway works to be carried out in order to mitigate the impact of the development.

**8. TREE PRESERVATION ORDER - 156 PECKHAM RYE**

Report: see pages 130 to 143 of the agenda pack.

This item was withdrawn for further consideration by officers.

The meeting ended at 8.43 pm.

**CHAIR:**

**DATED:**