

Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 3 October 2017 at 7.00 pm at Ground Floor Meeting Room G02, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Leo Pollak (Chair)
Councillor Ben Johnson (Vice-Chair)
Councillor Nick Dolezal
Councillor Tom Flynn
Councillor Octavia Lamb
Councillor David Noakes
Councillor Kath Whittam

OTHER MEMBERS PRESENT: Councillor David Hubber
Councillor Kieron Williams

OFFICER SUPPORT: Dennis Sangweme (Development Management)
Margaret Foley (Legal Officer)
Michael Glasgow (Development Management)
Neil Loubser (Development Management)
Amy Lester (Development Management)
Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

None were received.

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 member made a declaration regarding the agenda item below:

Item 7.1 The Clipper, 562 Rotherhithe Street, London SE16

Councillor David Noakes, non pecuniary because he received a copy of the resident's speech for the above application.

The chair pointed out that not all members of the sub-committee received a copy.

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.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 18 July 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 this time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation response, additional information and revisions.

7.1 THE CLIPPER, 562 ROTHERHITHE STREET, LONDON SE16 5EX

Planning application reference 17/AP/1766

Report: see pages 10 to 34 of the agenda and page 1 of the addendum report.

PROPOSAL

Redevelopment of the site to comprise a four storey building with commercial use (use class A1/A2) at ground floor and basement and 6 x 2 bed residential units on the first, second and third floors, with associated car and cycle parking.

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

Members asked further questions from the officers.

The committee heard representations from the objectors. The sub-committee asked questions of the objectors.

The applicant and applicant's agents addressed the committee. The committee asked questions of the applicant's agents.

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

Councillor David Hubber addressed the committee in his capacity as ward councillor. Members of the committee asked questions of Councillor Hubber.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission be granted subject to conditions.

7.3 GOSCHEN ESTATE, BETHWIN ROAD, LONDON SE5

The chair varied the running order of the agenda items. The committee considered item 7.3 before 7.2.

Planning application reference 17/AP/1333

Report: see pages 35 to 66 of the agenda and pages 1 to 2 of the addendum report.

PROPOSAL

Construction of 5-storey block adjoining Causton House and a 4-storey block located adjacent to Harford House to provide 6 x 1 bed, 6 x 2 bed and 5 x 3 bed residential units (17 units) together with associated landscaping.

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

There were no objectors present that wished to address the meeting.

The applicant's agents addressed the committee. The committee asked questions of the applicant's agents.

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

Councillor Kieron Williams addressed the committee in his capacity as ward councillor. Members of the committee asked questions of Councillor Williams.

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

RESOLVED:

That planning permission for application number 17/AP/1333 be granted, subject to conditions set out in the report and the addendum report.

The meeting adjourned for a five minute comfort break. The meeting reconvened at 8.55 pm.

7.2 10 BOMBAY STREET, LONDON SE16 3UX

Planning application reference 17/AP/0296

Report: see pages 67 to 95 of the agenda and pages 2 to 7 of the addendum report.

PROPOSAL

Demolition of existing buildings and erection of a part 6 part 7 storey mixed-use building with 416sqm of flexible commercial and employment floorspace at ground and first floor level (Use Classes A1, A2, and B1), 18 flats (6 x 1 Bed , 8 x 2Bed & 4 x 3Bed) comprising 2 wheelchair accessible units in upper floors and associated private amenity areas, landscaping pedestrian access points, cycle parking and refuse storage.

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

There were no objectors present that wished to address the meeting.

The applicant's agents addressed the committee. The committee asked questions of the applicant's agents.

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

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

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

RESOLVED:

That planning permission for application number 17/AP/0296 be granted, subject to conditions set out in the report and the addendum report and the completion of a legal agreement which includes a provision for a viability review which will capture any subsequent uplift in the value of the shared ownership units that arises from an increase in market value and which includes the rental value of the units in the financial appraisal.

The meeting ended at 10.15 pm.

CHAIR:

DATED: