



Planning Committee (Smaller Applications)

MINUTES of the OPEN section of the Planning Committee (Smaller Applications) held on Wednesday 23 October 2024 at 7.00 pm at G01 meeting rooms, 160 Tooley Street London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Sabina Emmanuel
Councillor Sam Foster
Councillor Adam Hood
Councillor Richard Livingstone

**OTHER
MEMBERS
PRESENT:** Councillor Laura Johnson (ward member)

**OFFICER
SUPPORT:** Dennis Sangweme (Head of Development Management)
Zaib Khan (Development Management)
Emily Williams (Development Management)
Michael Feeney (External Legal Counsel, FTB Chambers)
Beverley Olamijulo (Constitutional Officer)

1. APOLOGIES

Apologies for absence were received from Councillors, Sam Dalton and Adam Hood.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed above were confirmed as voting members of the committee.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Minutes – 2 October 2024 (supplemental agenda no. 1)
- Addendum report relating to items 6.1 to 6.3 – development management items and
- Members pack (supplemental agenda no. 2).

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes for Planning Committee (Smaller Applications) meeting held on 2 October 2024 be approved as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

Members noted the development management report.

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.

6.1 291 - 299 BOROUGH HIGH STREET LONDON SE1 1JG

Planning application reference 24/AP/1868

Report: See pages 6 to 36 of the agenda pack and addendum page 1.

PROPOSAL

Change of use of one ground floor retail unit and offices at upper floors (Class E)

to create 47-bedroom Hotel (Class C1).

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

A spokesperson for the objectors addressed the committee and responded to questions from members. As part of their objection, they circulated photographs of the site.

The applicant's agents addressed the committee and responded to questions from members.

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

Councillor Laura Johnson addressed the committee in her capacity as a ward councillor.

A motion to grant the application as per the officer's recommendation, and subject to the amendments in the addendum report, and subject to a new condition concerning the roof terrace was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted, subject to the conditions set out in the report, the addendum report and the additional conditions agreed during the hearing, one of which was a request to include a lockable refuse storage. This would be subject to the completion of a Section 106 legal agreement.
2. That in the event that the requirements of paragraph 1 above are not completed by 25 April 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 59 of the report.

6.2 285 RYE LANE AND 289 PECKHAM RYE, LONDON SE15 4UA

Planning application reference 24/AP/1868

Report: See pages 37 to 69 of the agenda pack and addendum pages 1 – 2.

PROPOSAL

Erection of a temporary food kiosk (Class E (a)) for a period of three years.

The chair announced that in light of the information members had received from officers concerning the location of the application site that involves a proposed

council highways improvement scheme, officers recommended that these works should be considered before the application is heard.

A motion to defer the application as per the officer's advice, as set out in the addendum report, was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the planning application be deferred to a future meeting.

6.3 12 DULWICH VILLAGE, LONDON SE21 7AL

At 8.25pm the committee took a five-minute break and resumed back at 8.30pm.

Planning application reference 24/AP/1916

Report: See pages 70 – 95 of the agenda pack and addendum pages 2 – 3.

PROPOSAL

Erection of netting approximately 4m from the fence line with 26 and 28 Dulwich Village measuring 3 m high and 40 m wide.

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

There were no objectors present wishing to speak.

The applicant and the applicant's agent were not present at the meeting.

There were no supporters who lived within 100 metres of the development site and no ward councillors present.

A motion to grant the application subject to the conditions and a new condition concerning the netting which should be rolled up after each use, was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission be granted subject to the amended conditions as set out in the report, the addendum report and the additional condition concerning netting.

The meeting ended at 8.40 pm.

CHAIR:

DATED: