

## Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Monday 5 December 2022 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Cleo Soanes (Chair)  
Councillor Emily Tester (Vice-Chair)  
Councillor Esme Hicks  
Councillor Emily Hickson  
Councillor Adam Hood  
Councillor Richard Livingstone  
Councillor Sandra Rhule

**OTHER MEMBERS PRESENT:** Councillor Jane Salmon (ward member)

**OFFICER SUPPORT:** Dennis Sangweme (Head of Development Management)  
Alison Brittain (Team Manager, Enforcement)  
Zaib Khan (Team Leader, Development Management)  
Alex Gillott (Legal Officer)  
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

The members listed as present were confirmed as voting members of the sub-committee.

#### **4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

The following member made a declaration regarding the agenda item below:

##### **Agenda item 8.1 – 2 Somerford Way Southwark London SE16 6QW**

Councillor Adam Hood, non-pecuniary, as the planning application was in his ward. He said he would approach the application with an open mind.

#### **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 items 8.1 and 8.2 – development management items
- the members' pack.

#### **6. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on 19 October 2022 be approved as a correct record and signed by the chair.

The chair announced that the order of the agenda items would be varied so, planning items 8.1 and 8.2 were considered before item 7, the tree preservation order (TPO).

#### **7. TREE PRESERVATION ORDER (TPO), 677 CONFIRMATION REPORT - 89 TALFOURD ROAD, LONDON SE15 5NN**

Report: See pages 5 – 25 of the agenda pack

The meeting heard the officer's presentation. Members asked questions of the officer.

The officer's presentation outlined the council had received one letter of objection and 16 letters in support of the TPO. The TPO covers one individual tree, a mature horse chestnut, located to the rear of the property.

The officer responded to questions from members.

There were no registered speakers wishing to address the meeting on this item.

**RESOLVED:**

That the provisional TPO reference 677 be confirmed, unamended.

**8. DEVELOPMENT MANAGEMENT ITEMS**

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.

**8.1 2 SOMERFORD WAY SE16 6QW**

**Planning application reference 21/AP/2514**

Report: See pages 31 to 64 of the agenda pack and pages 1 to 3 of the addendum report.

**PROPOSAL:**

*Demolition of existing conservatory and construction of a dormer window to the existing house. Construction of a two-storey house to provide a 4-bedroom dwellinghouse with dormer windows.*

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

A spokesperson for the objectors was present to address the sub-committee and responded to questions from members.

The applicant addressed the meeting and responded to questions from members.

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

Councillor Jane Salmon addressed the meeting in her capacity as a ward member and responded to questions from members of the sub-committee.

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

A motion to refuse the planning application was moved, seconded put to the vote and declared carried.

### **RESOLVED:**

1. That planning permission be refused on the grounds that the proposed dwelling is considered to be inappropriate development on Metropolitan Open Land (MOL), that is also designated as a Site of Importance for Nature Conservation and a local nature reserve. The proposed development fails to protect the openness of the MOL and does not provide a building that supports the open space use, nor protect the nature conservation interest of the site.

As such it is contrary to:

- Chapter 8 Promoting Healthy and Safe Communities and Chapter 13 Protecting Green Belt Land of the National Planning Policy Framework (NPPF);
  - Policies G3 Metropolitan Open Land and G6 Biodiversity and Access to Nature of the London Plan 2021;
  - Policy P57 Open Space, and P60 Biodiversity of the Southwark Plan 2022.
2. In the absence of a legal agreement to secure the proposed new house as a self-build dwelling, the development fails to comply with Policy P1 Social and Intermediate Housing and also without a contribution to provide planting around the site, fails to comply with Policy P60 Biodiversity of the Southwark Plan 2022.

### **ADJOURNMENT**

At 8.20pm the meeting adjourned for a five minute comfort break.

The meeting reconvened at 8.25pm.

## 8.2 2 DULWICH VILLAGE, SOUTHWARK LONDON SE21 7AL

### Planning application reference 22/AP/2598

Report: See pages 65 to 83 of the agenda pack and pages 1 to 3 of the addendum report.

#### **PROPOSAL:**

*Replacement of bowling green area with construction of 10-bay cricket cage facility.*

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

There were no registered objectors present at the meeting.

The applicant addressed the meeting and responded to questions from members.

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

There were no ward members present who wished to address the sub-committee.

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

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

#### **RESOLVED:**

That planning permission be granted subject to conditions set out in the report and the addendum report.

The meeting ended at 8.45 pm

**CHAIR:**

**DATED:**