



## **BOROUGH AND BANKSIDE COMMUNITY COUNCIL - Planning -**

MINUTES of the Borough and Bankside Community Council held on Wednesday 16 November 2011 at 7.00 pm at 56 Southwark Bridge Road, London SE1 0AS

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**PRESENT:** Councillor Poddy Clark (Chair)  
Councillor Geoffrey Thornton (Vice-Chair)  
Councillor Claire Hickson  
Councillor Tim McNally  
Councillor Adele Morris

**OFFICER SUPPORT:** Norman Brockie (Team Leader, Design and Conservation)  
Michele Sterry (Planning Team Leader)  
Suzan Yildiz (Senior Planning Lawyer)  
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 David Noakes.

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

Members declared interests regarding the following agenda items:

#### **6.2. 181 Union Street, London SE1 0LN**

Councillor Adele Morris, personal and non-prejudicial, in relation to planning application 11-AP-1024, as she had had a conversation with the applicant and had called in this application. She emphasised that she had not expressed any views on the application.

Councillor Geoffrey Thornton, personal and non-prejudicial, in relation to planning application 11-AP-1024, as the applicant had attended his ward surgery. He emphasised that he had not expressed any views on this application.

### **6.3 183-185 Union Street, London SE1 0LN**

Councillor Adele Morris, personal and non-prejudicial, in relation to planning application 11-AP-1029, as she had had a conversation with the applicant and had called in this application. She emphasised that she had not expressed any views on the application.

Councillor Geoffrey Thornton, personal and non-prejudicial, in relation to planning application 11-AP-1029, as the applicant had attended his ward surgery. He emphasised that he had not expressed any views on this application.

## **4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

There were none.

## **5. MINUTES**

### **RESOLVED:**

That the minutes of the meeting held on 6 October 2011 be agreed as a correct record of that meeting, and signed by the chair.

## **6. DEVELOPMENT MANAGEMENT ITEMS**

### **6.1 28 MARSHALSEA ROAD, LONDON, SE1 1HF**

**Planning application reference number: 11-AP-2375**

### **PROPOSAL:**

*Erection of a roof extension (47 Square metres) incorporating a new third floor for office purposes.*

The planning officer introduced the report. Councillors asked questions of the planning officer and the design and conservation officer.

There were no objectors who wished to speak.

The applicant spoke in favour of the application. Members asked questions of the applicant.

There were no local supporters living within 100 metres of the site, and no ward councillors wishing to speak.

Members discussed the application.

**RESOLVED:**

That planning permission for application number 11-AP-2375 be granted, as set out in the report and including an amended condition 5 to read:

Before any work hereby authorised begins, and notwithstanding the details submitted, details (1:50 scale drawings) of the facilities to be provided for the secure storage of a minimum of 2 cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained in accordance with the approved details and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

and the following informative to be added:

Notwithstanding policy 5.3 requiring weather proof bicycle storage. The committee welcomes a provision of a minimum of two cycle storage spaces, external to the building in order to increase the sustainability of the area.

**ACTION:** Enforcement team to check on the lawfulness of the flat conversions in 28 and 28a Clennan Road, and report back to a future meeting.

**6.2 181 UNION STREET, LONDON SE1 0LN**

**Planning application reference number: 11-AP-1024**

**PROPOSAL:**

*Change of use of the second floor from office (B1 use) to residential (C3 use) and construction of a third floor mansard extension to create a total of 1 x 2 bed and 1 x 3 bed residential units with retention of ground and first floor office (B1 use).*

The planning officer introduced the report. Councillors asked questions of the planning officer.

A spokesperson for the objectors spoke against the applications. Councillors asked questions of the objectors' spokesperson.

The applicant spoke in favour of the application. Members asked questions of the applicant.

There were no local supporters living within 100 metres of the site, and no ward councillors wishing to speak.

Members discussed the application.

**RESOLVED:**

That planning permission for application number 11-AP-1024 be refused, for the reasons set out in the officers' report.

**6.3 183-185 UNION STREET, LONDON SE1 0LN**

**Planning application reference number: 11-AP-1029**

**PROPOSAL:**

*Change of use of first and second floors from office (B1 use) to residential (C3 use) and construction of a third floor mansard extension to create a total of 3 x 2 bedroom residential units with retention of ground floor office (B1 use). The development will also include the creation of a rear terrace at first floor and balustrades at second and third floor level.*

The planning officer introduced the report. Councillors asked questions of the planning officer.

A spokesperson for the objectors spoke against the applications. Councillors asked questions of the objectors' spokesperson.

The applicant spoke in favour of the application. Members asked questions of the applicant.

There were no local supporters living within 100 metres of the site, and no ward councillors wishing to speak.

Members discussed the application.

**RESOLVED:**

That planning permission for application number 11-AP-1029 be refused, for the reasons set out in the officers' report.

**6.4 TFL CYCLE HIRE AT MENDHAM HOUSE CLUNY ESTATE, BERMONDSEY STREET**

**Planning application reference number: 11-AP-0277**

**PROPOSAL:**

*Installation on the carriageway of an extension to the existing cycle hire docking station measuring 11.25m long and 2m wide, for the Transport for London Cycle Hire Scheme containing a maximum of 15 docking points.*

The planning officer introduced the report. Councillors asked questions of the planning officer.

There were no objectors.

The applicant spoke in favour of the application. Members asked questions of the applicant.

There were no local supporters living within 100 metres of the site, and no ward councillors wishing to speak.

Members discussed the application.

**RESOLVED:**

That planning permission for application number 11-AP-0277 be approved, including an informative to the effect that the applicant enter into the appropriate highways agreements or other arrangements with the highway authority for the replacement of the lost parking spaces by equivalent replacement provision in the Decima Street area, before any works are commenced.

The meeting ended at 9.25 pm.

**CHAIR:**

**DATED:**