



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

MINUTES of the Borough and Bankside Community Council held on Thursday 26 January 2012 at 7.00 pm at 56 Southwark Bridge Road, London SE1 0AS

PRESENT:	Councillor Poddy Clark (Chair) Councillor Geoffrey Thornton (Vice-Chair) Councillor Claire Hickson Councillor Tim McNally Councillor Adele Morris Councillor David Noakes
OFFICER SUPPORT:	Alistair Huggett (Framework & Implementation Manager) Michele Sterry (Planning Officer) Suzan Yildiz (Legal Officer) 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 none.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members made declarations in relation to the following agenda items:

6.1 8 Colnbrook Street, London SE1 6EZ

Councillor Adele Morris, personal and non-prejudicial, as she had had conversations with the objectors, but had not expressed a view.

6.2 8 Colnbrook Street, London SE1 6EZ

Councillor Adele Morris, personal and non-prejudicial, as she had had conversations with the objectors, but had not expressed a view.

9. Elliott's Row Conservation Area

Councillor Geoffrey Thornton, personal and non-prejudicial, as he is a resident living in the proposed conservation area.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

5. MINUTES

RESOLVED:

That the minutes of the 16 November 2011 be agreed as a correct record and signed by the chair.

Councillor Adele Morris informed the meeting that she had heard back from the council's planning enforcement team who had fed back to her about the lawfulness of some developments in Clennan Road. This had been minuted as an action point at the previous meeting.

6. DEVELOPMENT MANAGEMENT ITEMS

The chair informed the meeting that item 6.2 would be heard first, followed by items 6.1, 6.3, and the rest of the items as marked on the agenda.

6.1 8 COLNBROOK STREET, LONDON SE1 6EZ

Planning application reference number 11-AP-2398

Report: See pages 15 to 31

PROPOSAL

Listed Building Consent - Demolition of existing rear addition. Reducing part of garden level to lower ground floor level & construction of a new single storey rear extension comprising a new kitchen. New external steps from lower ground floor up to retained garden level. Complete refurbishment of the listed property including a new bathroom & cloakroom. Blocking up some existing openings & forming new openings to internal walls. Repair of existing sash windows where viable, & replacement windows to match existing elsewhere. Construction of a mansard roof extension.

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

The objectors present chose not 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 application number 11-AP-2398 be granted listed building consent, subject to the conditions set out in the report, and a modified condition 3, which is to read:

“Notwithstanding the drawings submitted, before any work in connection with this permission is commenced the applicant shall submit a Schedule of Condition of existing windows/doors and a Schedule of Works for their repair to the Local Planning Authority for approval in writing, prior to the commencement of works. All existing doors, windows, shutter boxes and window cases, are to be retained, repaired and refurbished. Where fenestration has become redundant it is to be retained elsewhere in the proposed development, where viable. The development shall not be carried out otherwise than in accordance with any such approval given.”

6.2 8 COLNBROOK STREET, LONDON SE1 6EZ

Planning application reference number 11-AP-2397

Report: See pages 32 to 49

PROPOSAL

Reducing part of garden level to lower ground floor level & construction of a new single storey rear extension comprising a new kitchen. New external steps from lower ground floor up to retained garden level. Complete refurbishment of the listed property including a new bathroom & cloakroom. Blocking up some existing openings & forming new openings to internal walls. Repair of existing sash windows where viable, & replacement windows to match existing elsewhere. Construction of a mansard roof extension.

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

The spokesperson for the objectors spoke against the application. Members 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 application number 11-AP-2397 be granted planning permission, subject to the conditions set out in the report.

Councillors Adele Morris and Geoffrey Thornton asked for the fact that they had voted against the proposal to be shown in the minutes.

Councillor Adele Morris asked for it to be recorded that report should quote the relevant Southwark policies, and asked why officers had referred to the Draft National Planning Policy Framework (NPPF) in the report in several instances.

6.3 SHELL SOUTHWARK BRIDGE SERVICE STATION, 101 SOUTHWARK BRIDGE ROAD, LONDON SE1 0AX

Planning application reference number 11-AP-1571

Report: See pages 50 to 69

PROPOSAL

Redevelopment of existing petrol station to provide new forecourt canopy, rear boundary wall and retail shop building.

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

There were no objectors wishing to speak.

The applicant was not in attendance.

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 application reference number 11-AP-1571 be granted, subject to the conditions set out in the report.

7. SECTION 106 MONIES TO DELIVER £228,342 OF EMPLOYMENT AND TRAINING PROJECTS ASSOCIATED WITH THREE MAJOR DEVELOPMENTS IN BANKSIDE

Members considered the report.

RESOLVED:

That the Borough and Bankside Community Council is happy to support the recommendations, set out in the report, but asks that information about monitoring and measuring the success of the projects be included in future reports.

8. TO RELEASE SECTION 106 MONIES TO DELIVER £267,081 OF REGENERATION PROJECTS FROM 10/AP/2016 (A/N 504) 65 SOUTHWARK STREET AND 09/AP/2320 (A/N 566) 20 LAVINGTON STREET ALSO KNOW AS CITIZENM HOTEL.

Members considered the report.

RESOLVED:

1. That the Borough and Bankside Community Council support the recommendations of the report, but ask that the process for identifying Section 106 projects be improved by:
 - Updating the project bank, which should be the principle source document for identifying potential Section 106 projects
 - Information about the impact of the development on the local area should be included in the report
 - A consistent approach in terms of what constitutes the affected area needs to be applied when suggesting potential projects
2. That the following comments also be fed back to Planning Committee:
 - The Section 106 / project bank had gone adrift, and needed to be refreshed
 - That the views expressed by this Community Council should be accurately reflected in the report which was going to main planning committee.

9. ELLIOTT'S ROW CONSERVATION AREA

Members considered the report.

RESOLVED:

That the community council notes the recommendations of the report and is happy for the consultation to go ahead.

10. THRALE STREET CONSERVATION AREA

Members considered the report.

RESOLVED:

That the community council notes the recommendations of the report and is happy for the consultation to go ahead.

11. WEST SQUARE CONSERVATION AREA

Members considered the report.

RESOLVED:

That the community council notes the recommendations of the report and is happy for the consultation to go ahead.

The meeting ended at 10.40 pm.

CHAIR:

DATED: