



BOROUGH AND BANKSIDE COMMUNITY COUNCIL - Planning -

MINUTES of the Borough and Bankside Community Council held on Tuesday 20 March 2012 at 7.00 pm at 56 Southwark Bridge Road, London SE1 0AS

PRESENT: Councillor Poddy Clark (Chair)
Councillor Claire Hickson
Councillor Tim McNally
Councillor Adele Morris
Councillor David Noakes

OFFICER SUPPORT: Michele Sterry (Planning Officer)
Michael Tsoukaris (Group Manager Design & Conservation)
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 Geoffrey Thornton.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members made declarations in relation to the following agenda items:

6.1 38-40 Glasshill Street, London SE1 0QR

Councillor Tim McNally, personal and non-prejudicial, as one of the objectors to item 6.1 was a fellow trustee at United St Saviour's Charity.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There was none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 26 January 2012, subject to the following amendments, be agreed as a correct record, and signed by the chair.

- i. That the street name quoted under item 5 be amended to read "Clennam Street"
- ii. That item 6.1 in the minutes of the meeting held on 26 January 2012 be amended to read:

"RESOLVED:

That planning application number 11-AP-2398 be granted listed building consent, subject to the conditions set out in the report, and with condition 3 substantially in the form presented in the report, but with an additional reference to re-using redundant fenestration elsewhere in the proposed development, where viable."

6. DEVELOPMENT MANAGEMENT

6.1 38-40 GLASSHILL STREET, LONDON SE1 0QR

Planning application reference number 11-AP-2441

Report: See pages 17 to 30

PROPOSAL

Demolition of existing buildings but with the retention of existing facades to Glasshill Street, The Almshouses and Kings Bench Street.

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

The objectors spoke against the application. Councillors asked questions of the objectors.

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

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-2441 be refused on the grounds that:

1. The substantial loss of the building and its yard which contributes positively to the historic light industrial character of the King's Bench Conservation Area would adversely impact and fail to preserve or enhance the character and setting of the Bench Conservation Area contrary to Policy 3.16 – Conservation area, Policy 3.15 – Conservation of the historic environment, Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites; and Core Strategy Policy 12 – Design and conservation;
2. The substantial loss of the building would cause significant harm to the King's Bench Conservation Area, the applicant has not adequately demonstrated that the presumption in favour of conservation of the building is outweighed by necessity or public benefit of the proposal or viability arguments advanced in favour of the proposal contrary to Policy HE9.1 and HE9.4 of PPS5

Members asked for future reports to quote Southwark policies in full and to feature an explanation about officers' approach to the National Planning Policy Framework.

6.2 208 LONG LANE, LONDON SE1 4QB

Planning application reference number 11-AP-4073

Report: See pages 34 to 45

PROPOSAL

Erection of additional storey within remodelled roof to provide a three bedroom apartment.

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

The objectors spoke against the application. Councillors asked questions of the objectors.

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

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-4073 be granted subject to the conditions set out in the report, and:

1. An amended condition 3:
“Samples of all external facing materials (including details of the zinc cladding) to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.”
2. An amended condition 4:
“Notwithstanding the submission of samples of the external cladding as outlined in Condition No. 3 of this planning permission, save for materials expressly approved under Condition 3, all other materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.”
3. That a condition be added to require a Section 106 agreement which includes a traffic management order barring future residents of the new development from applying for on-street parking permits.

7. MOTION

Councillor Adele Morris asked to move a motion after the planning items had been decided on. The chair agreed to this.

RESOLVED:

1. That the next Borough and Bankside Community Council Planning meeting should receive a report on the regeneration investment programme that includes a copy of the housing development database and a list of sites in the Borough and Bankside Community Council area.
2. That the next Borough and Bankside Community Council Planning meeting should receive a report on how officers balance the core strategy affordable housing targets, the affordable housing SPD which seeks to promote mixed communities and the need to achieve maximum return on investment.
3. That the next Borough and Bankside Community Council Planning meeting receive an explanation of the process by which it is determined that off-site opportunities are not available under the “sequential test.”
4. That the next Borough and Bankside Community Council Planning meeting receive an analysis of the council’s ability to deliver its aim to charge affordable

rents, in light of the stipulations in the Localism Act that up 80% of the market rent can be charged.

5. That discussions should take place about the possibility of investing Section 106 funds in refurbishing existing housing stock in light of the draft National Planning Policy Framework.

The chair said that in order to give officers time to put this information together, and requested it should be brought to the meeting on 16 April 2012.

The meeting ended at 9.35 pm.

CHAIR:

DATED: