



## **PLANNING SUB-COMMITTEE B**

MINUTES of the Planning Sub-Committee B held on Tuesday 10 July 2012 at 7.00 pm  
at Conference Room G02a, 160 Tooley Street, London, SE1 2QH

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**PRESENT:** Councillor Darren Merrill (Chair)  
Councillor Nick Stanton (Vice-Chair)  
Councillor Neil Coyle  
Councillor Nick Dolezal  
Councillor Mark Gettleson  
Councillor Richard Livingstone

**OTHER MEMBERS  
PRESENT:** Councillor Toby Eckersley  
Councillor Claire Hickson  
Councillor Michael Mitchell  
Councillor Michael Situ

**OFFICER  
SUPPORT:** Rob Bristow (Development Management)  
Sadia Hussain (Legal Team)  
Dipesh Patel (Planning Enforcement)  
Gary Rice (Head of Development Management)  
Sonia Watson (Development Management)  
Christian Loveday (Development Management)  
Gerald Gohler (Constitutional Team)

### **1. INTRODUCTION AND WELCOME**

The chair welcomed councillors, members of the public and officers to the meeting.

### **2. APOLOGIES**

There were apologies for lateness from Councillor Mark Gettleson.

### **3. CONFIRMATION OF VOTING MEMBERS**

The members present were confirmed as voting members.

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

A member made the following declaration in relation to the following agenda item:

##### **6.1 82 Tower Bridge Road, London SE1 4TP**

Councillor Mark Gettleson, non-pecuniary, as he was going to speak on this application in his capacity as a ward councillor.

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

##### **ADDENDUM REPORT**

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

##### **RESOLVED:**

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda 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 and draft decision notices unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

#### **6. DEVELOPMENT MANAGEMENT ITEMS**

##### **6.1 82 TOWER BRIDGE ROAD, LONDON SE1 4TP**

##### **Planning application reference number 11-AP-3808**

Report: See pages 7 -33 and the addendum report page 1.

##### **PROPOSAL**

*Change of use of ground floor from amusement arcade (Sui Generis) to financial and professional services (Class A2).*

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

Councillors heard representations from the objectors, and asked questions of them.

At 7.30pm Councillor Gettleson arrived and declared that he would speak as a ward councillor on the current item. He would split his time with Councillor Claire Hickson, who also wished to speak on this item. Councillor Gettleson then sat with the audience.

Members heard representations from the applicant's agent, and asked questions of them.

There were no local supporters who lived within 100 metres of the development site.

Councillor Mark Gettleson spoke in his capacity as a ward councillor, and Councillor Claire Hickson also spoke. Councillors asked questions of Councillors Gettleson and Hickson.

At this point Councillors Mark Gettleson and Claire Hickson left the meeting room.

Councillors debated the application and asked questions of the officers.

The motion to grant planning permission was moved, seconded, put to the vote and lost.

The motion to refuse planning permission was moved, seconded, put to the vote and declared to be carried.

#### **RESOLVED:**

That planning application 11-AP-3808 be refused, on the grounds that:

"Owing to the pressure on commercially viable retail space, the proposed A2 'Financial and professional' use would not amount to a sustainable form of development, and would be to the detriment of creating a thriving retail area which would better serve the needs of the local population. As such the proposal is considered to be contrary to the provisions of the National Planning Policy Framework which seeks to encourage sustainable development which meets the needs of local communities."

At 8.50pm the meeting adjourned for a comfort break, and reconvened at 8.55pm. At this point, Councillor Mark Gettleson rejoined the meeting and confirmed he was a voting member of the committee.

#### **6.2 CHRIST APOSTOLIC CHURCH MOUNT ZION INTERNATIONAL, 1A SUMNER ROAD, LONDON SE15 6LA**

##### **Planning application reference number 11/AP/3481**

Report: See pages 34 -54 and the addendum report pages 1 and 2.

## **PROPOSAL**

*Use of premises as a place of worship (Class D1)*

The sub committee heard an officer's introduction to the report, and councillors asked questions of the officer.

Councillors heard representations from the objectors, and asked questions of them.

Members heard representations from the applicant's agent, and asked questions of them.

There were no local supporters who lived within 100 metres of the development site.

Councillor Michael Situ spoke in his capacity as a ward councillor, after which he left the meeting room.

Councillors debated the application and asked questions of the officers.

The motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

### **RESOLVED:**

That planning application 11/AP/3481 be granted, subject to the conditions set out in the report.

## **6.3 9 COLLEGE ROAD, LONDON SE21 7BQ**

### **Planning application reference number 11-AP-4229**

Report: See pages 55 -67 and the addendum report pages 2 to 4.

## **PROPOSAL**

*First floor extension over existing garage, a single storey rear extension; extended conservatory and terrace at second floor level with new small terrace at first floor. Installation of solar PV and thermal panels on the roof.*

The sub committee heard an officer's introduction to the report, and councillors asked questions of the officer.

Councillors heard representations from the objectors, and asked questions of them.

Members heard representations from the applicant and their agent, and asked questions of them.

There were no local supporters who lived within 100 metres of the development site, or

ward councillors who wished to speak.

Councillors debated the application and asked questions of the officers.

The motion to grant planning permission was moved, seconded, put to the vote and declared to be carried

**RESOLVED:**

That planning application 11-AP-4229 be granted, subject to the conditions set out in the report.

**6.4 43 TURNEY ROAD, LONDON SE21 7JA**

**Planning application reference number 12/AP/0875**

Report: See pages 68 -78 and the addendum report pages 4 and 5.

**PROPOSAL**

*Proposed extension of existing basement to create additional residential accommodation, with installation of dormer extensions to the rear roof slope and over the rear outrigger, two new rooflights, dropped kerb to access front garden, and external alterations to rear of property, including replacement of ground floor rear elevation doors and new rooflight to existing side infill extension.*

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

Councillors heard representations from the objectors, and asked questions of them.

Members heard representations from the applicant's agent, and asked questions of them.

There were no local supporters who lived within 100 metres of the development site.

Councillor Toby Eckersley spoke in his capacity as a ward councillor, and left the meeting room after he spoke.

Councillors debated the application and asked questions of the officers.

The motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That planning application 12/AP/0875 be granted subject to the conditions set out in the report, and with an additional condition requiring details of the construction of the basement design to be submitted.

Meeting ended at 10.55 pm

**CHAIR:**

**DATED:**