



**COMMUNITY COUNCILS**  
A voice for your community



# **Borough and Bankside Community Council Planning meeting**

**Minutes of meeting held on**  
Monday March 26 2007 at 7.00pm

Charles Dickens School, Lant Street, London SE1 1QP

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## **PRESENT**

Councillors Adele Morris (Chair), David Noakes and Lorraine Zuleta.

## **Also present:**

Michelle Sterry, planning officer

Nagla Stevens, legal officer

Beverley Olamijulo, community councils development officer

## **1. Introduction and welcome by the Chair**

The Chair welcomed members of the public, Council Members and officers.

## **2. Apologies**

Apologies for absence were submitted on behalf of Councillors Danny McCarthy and Tim McNally.

## **3. Items of business which the Chair deems urgent**

There were no urgent agenda items.

## **4. Disclosure of Members' Interests and Dispensations**

Cllr David Noakes declared a personal and non prejudicial interest in respect of item 1/1, 31 Hayles Street SE11 as a ward member and Cllr Lorraine Zuleta declared a personal and non prejudicial interest in respect of item 1/2 36 -38 Decima Street SE1 as a ward member.

## **5. Minutes of previous meeting held on January 25 2007**

Members agreed the minutes of the planning meeting held on January 25 2007 as a true and accurate record of the proceedings. The chair signed the minutes.

### **5.1 Matters Arising**

Cllr Lorraine Zuleta referred to the legal advice given at the planning meeting on January 25 2007 when the chair declared an interest in respect of item 1/6 on the agenda and was excluded from the meeting.

Following the meeting the matter was taken up by the borough solicitor who upheld that legal advice stating the chair's prejudicial interest should not have barred Cllr Morris from the meeting or to make representations as a ward councillor.

Members noted the above decision.

### **Recording of Members' votes**

Community council procedure rule 1.9 (3) allows a Member to record her/his vote in respect of any Motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Community council considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

## **6. Development Control**

### **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 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.

## Development Control Items

### Item 1/1

**Recommendation: Refuse – 31 Hayles Street, London SE11 4SU** (see pages 17 - 22)

**Proposal** Erection of first floor rear extension (above proposed ground floor single storey rear extension – approved Certificate of Lawfulness)

Michele Sterry, the planning officer, introduced the report and Members were provided with copies of the plans for the proposed development.

Members noted there were no objections to the proposal.

The applicant, the senior urban design officer and a ward member addressed the meeting.

The applicant highlighted that there were a variety of extensions in the area, and the property was not in a conservation area and that the rear of the property did not adjoin conservation.

Members asked questions of officers and the applicant.

**RESOLVED:** That planning permission be granted subject to the following conditions as outlined in the report.

### Item 1/2

**Full Planning permission: 36 – 38 Decima Street, London, SE1 4QQ** (See pages 22 – 33)

**Proposal** Demolition of existing building and the erection of a 4 storey building comprising 2, one-bedroom flats, 1, one bedroom masionette and 1, two-bedroom flat.

Michele Sterry, the planning officer, introduced the report and Members were provided with copies of the plans for the application.

Members took into consideration the number of objections which were received particularly in relation to the close proximity and loss of daylight/sunlight at the rear of the property.

Representations were heard from applicant's agent and a ward member (Cllr Zuleta) who spoke on behalf of the objectors.

**RESOLVED:** That planning permission be granted subject to conditions outlined in the report.

**Item 1/3**

**Full Planning permission – Blackfriars Settlement, 1 – 5 Rushworth Street London SE1 ORB** (See pages 34 - 48)

**Proposal** The construction of a part two, part four and part six storey building comprising of facilities for the Blackfriars Settlement on the ground and first floors, including a crèche, offices, workshops and the construction of 36 flats comprising 18, one bed, 15 two bed and 3, three bedroom flats.

The planning officer introduced the report and Members were provided with copies of the plan.

There were no objectors present at the meeting.

Representations were heard from the applicant and four supporters.

Members asked questions of the officers and applicant regarding daylight/sunlight issues.

**RESOLVED:** That planning permission be granted subject to conditions outlined in the report.

**7. Closing Comments by Chair**

The Chair thanked everyone for attending and contributing to the meeting.

The meeting closed at 8.15pm.

**Chair:**

**Date:**