



PLANNING COMMITTEE

MINUTES of the OPEN section of the special meeting of the PLANNING COMMITTEE held on WEDNESDAY OCTOBER 15 2008 at 5.00PM at the Town Hall, Peckham Road, London SE5 8UB.

PRESENT: Councillor Toby Eckersley (Vice-chair, in the chair for item 5),
Councillor James Gurling (Chair, presiding for item 6)
Councillors Aubyn Graham and David Hubber.

OFFICERS: Simon Bevan, Interim Head of Planning and Transport
Tim Cutts, Principal Planning Policy & Regeneration Officer
Jonathan Rawnsley, Senior Surveyor
Adeola Dada, Assistant Director, Regeneration and
Neighbourhoods and Major Projects
Julie Seymour, Planning Policy & Research Manager
Stephen Ashworth, Legal officer
Ian Millichap, Constitutional Team Manager
Virginia Wynn-Jones, Constitutional Team

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Gordon Nardell, Helen Jardine-Brown and Althea Smith.

2. CONFIRMATION OF VOTING MEMBERS

The members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY OTHER ITEMS WHICH THE CHAIR DEEMED AS URGENT

The following items were identified as late and urgent:

Item 5 – Canada Water Area Action Plan

Item 6 – Aylesbury Area Action Plan.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor David Hubber declared a personal interest in item 5 as he lives in the Canada Water area. The legal officer advised that residence in the area did not disqualify him from participating in the debate and voting.

RECORDING OF MEMBERS' VOTES

Committee and community council procedure rule 1.8 (4) 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 committee 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.

5. CANADA WATER AREA ACTION PLAN (see pages 1-63)

- PROPOSAL:**
1. *That the planning committee notes the consultation plan (appendix B) and strategy (appendix C).*
 2. *That the planning committee notes the interim sustainability appraisal (appendix D) and the equalities impact assessment stage 1 report (appendix E).*
 3. *That the planning committee provide comment for the Executive on the Canada Water Action Plan issues and options (appendix A).*

This item was identified as late and urgent as the final document must be considered by executive in order to meet the statutory submission deadline as set out in the local development scheme (LDS). Therefore the consultation period must fall within the period of Friday November 21 2008 until Friday January 2 2009. The special planning committee on October 15 2008 is the only realistic opportunity for the committee to consider this report and enable the council to meet the LDS deadline.

This document was scheduled to go to an earlier meeting on September 2 2008 but had to be withdrawn due to purdah restrictions.

The committee heard an officer's presentation on the covering report and members asked questions of the officer.

Officers advised that Appendices B-E were available for inspection on the council's website and were available on request. Additional copies of Appendix A were circulated at the meeting.

Councillor James Gurling arrived at 6.00pm.

RESOLVED: That the planning committee decided that the Canada Water area action plan be referred to the executive with the following comments:

- All projects already agreed are to be asterisked and explained as such.
- The references to the appendices be made clearer throughout and a web link be provided, including user-friendly references on how to access these documents.
- That the consultation clarify that the three options proposed are not the sole options and that respondents are free to offer their own suggestions or suggest specific ideas from each plan.
- The option titles be changed from 'investment' to 'resource generation' for clarity.
- That locating a leisure centre closer to Canada Water is likely to attract objections from residents who do not want a night time economy.
- That South Docks proposed tourism centre may not be viable. It was noted that there was a lack of support for the potential hotel at Surrey Quays.
- Transport links are a high priority and whichever option is taken forward, should be have a higher profile.
- That the incremental proposal to improve the road system may not be enough to deal with traffic issues in the area. The modifications proposed by the community councils should be implemented for redevelopment at an early stage.
- John Kennedy and Hawkshead Estates are high priority. Consideration should be given to the transfer of Canada Estate high rise blocks to the private sector or demolition; it was noted many residents would prefer low rise.

6. AYLESBURY AREA ACTION PLAN ISSUES & OPTIONS PAPER (see pages 164-178)

- PROPOSAL:**
1. *That the planning committee notes the table of responses to consultation (appendix B), the Aylesbury Future Roadshow consultation report (appendix C) and the consultation plan (appendix D).*
 2. *That the planning committee notes the revised interim Sustainability Appraisal (appendix E) and the revised stage 2 Equalities Impact Assessment report (appendix F).*
 3. *That the planning committee provide comments on the Revised Preferred Option to the Aylesbury Area Action Plan (appendix A) for Executive to consider.*

This item was identified as late and urgent as the final document must be considered by executive in order to meet the statutory submission deadline as set out in the local development scheme (LDS). Therefore the consultation period must fall within the period of Friday November 21 2008 until Friday January 2 2009. The special planning committee on October 15 2008 is the only realistic opportunity for the committee to consider this report and enable the council to meet the LDS deadline.

This document is late due to the need for a revised preferred option in response to consultation, member requests and the decision to introduce an additional round of consultation.

The committee heard an officer's presentation on the covering report and members asked questions of the officer.

RESOLVED: That the planning committee decided that the Aylesbury area action plan issues and options paper be referred to the executive with the following comments:

- Officers are to clarify the number of responses to the consultation set out in paragraph 16 of the covering report.
- The committee asked executive to consider as a minority view that the original preferred option tenure mix be maintained for the following reasons:
 1. It provided a better tenure mix.
 2. In paragraph 22 of the report, 74% supported the tenure split.
 3. The majority of locals are more likely to favour this preferred option.
 4. GOL observed that the scheme needs to be able to demonstrate it is implementable (see paragraph 18 of the report). The preferred option was considered to be more deliverable.
 5. The legal advice on flexibility on general conformity with the London Plan.

The meeting ended at 6.53pm.

CHAIR:

DATE: