



## PLANNING COMMITTEE

MINUTES of the OPEN section of the meeting of the PLANNING COMMITTEE held on TUESDAY NOVEMBER 4 2008 at 7.00PM at the Town Hall, Peckham Road, London SE5 8UB.

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**PRESENT:** Councillor James Gurling (chair)  
Councillors Toby Eckersley (vice-chair), Gordon Nardell, Aubyn Graham, James Barber (reserve) and John Friary (reserve)

**OFFICERS:** Gary Rice, Head of Development Control  
Stephen Ashworth, Legal Services  
Bridin O'Connor, Development Control  
Michael Tsoukaris, Development Control  
Michelle Ahearne, Development Control  
Kenny Uzodike, Constitutional Team

### 1. APOLOGIES FOR ABSENCE

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

The chair informed the committee that Councillors James Barber (reserve) and John Friary (reserve) were attending on behalf of Councillors David Hubber and Althea Smith respectively.

### 2. CONFIRMATION OF VOTING MEMBERS

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

### NOTIFICATION OF ANY OTHER ITEMS WHICH THE CHAIR DEEMED AS URGENT

The following item were identified as late and urgent. The chair agreed to accept the item for the reasons of urgency to be specified in the relevant minute.

The Addendum report related to the following items:

- Item 6.1 Land at Downtown Road and Salter Road, London, SE16 6NP
- Item 6.2 Larnaca Works, Grange Walk, London SE1 3EW

### **3. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

Councillor Gordon Nardell declared a personal and non prejudicial interest in item 6.1. He informed the committee that he was a registered member of the Southwark cyclist which had sent in consultation replies on item 6.1.

### **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. MINUTES**

The chair informed members that an amended version of the minutes of the committee held on October 7 2008 had been circulated at the meeting

**RESOLVED:** That the amended minutes of the planning committee held on October 7 2008 be agreed as an accurate record and signed by the chair.

### **6. DEVELOPMENT CONTROL (see pages 1-59)**

**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 in the reports and draft decision notices unless otherwise stated as set out in the agenda.
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.

### **6A ADDENDUM REPORT – DEVELOPMENT CONTROL ITEMS**

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.

**6.1 LAND AT DOWNTOWN ROAD AND SALTER ROAD, LONDON SE16 6NP (Application reference number 08-AP-1563 )** (See pages 9-52 of the agenda and addendum report pages 1-6 and 9-28)

**PROPOSAL:** *Demolition of existing health centre and the construction of 212 new dwellings including affordable housing, in 2 part one, part four storey residential buildings with undercroft car park (Blocks A/B and G); 1 part one, part two, part four storey residential building with undercroft car park (Block C); 2 part one, part four storey residential buildings (Block D and F); 2 part one, part two and part three storey terraced housing buildings (Block H); 1 part one, part four storey health centre (1,513sqm), community centre (101sqm) and residential building (Block E), together with associated car parking, a new children's play area, landscaping and infrastructure works.*

Members heard an officer's introduction on the report and asked questions of the officer.

An officer addressed the committee on the issue of a deferral of the application on the basis of alleged incorrect committee dates, time for public review of multi modal study and limited availability of additional information and the emergence of the Canada Water area action plan.

The legal officer advised members that nothing in the suggested reasons for deferral would justify or require a deferral and that adequate notification has been provided. The test in relation to the multi modal study was whether there was a reasonable prospect of information from the public raising new issues. In his view evidence was to the contrary. The legal officer advised that the Canada Water area action plan was known to members but was at an early stage and therefore of limited weight.

Members agreed that a deferral was not necessary and that the committee would continue with hearing representations on the application.

The committee heard a presentation from representatives of objectors to the application and a report was circulated to members.

The applicant's agents made representations to the committee and answered members' questions.

The committee heard representations from the ward Councillor Lisa Rajan in objection to the application.

**RESOLVED:** That the committee decided that in the case of application 08-AP-1563 that planning permission be granted and the application be referred to the GOL subject to the applicant first entering into an appropriate legal agreement (at no cost to the council), the conditions in the main report as amended by the addendum, the heads of terms for the planning agreement in the main report, and the following additional conditions:

1. Notwithstanding the plans approved no development shall take place on Block E and no demolition of the existing health centre on site shall take place until a scheme for the internal layout of the health centre and the community centre has been submitted to and approved by the council. The scheme shall demonstrate that the community centre has been increased to a size capable of operating as a viable community centre subject to:
  - 1) the operational and financial viability of the health centre;
  - 2) the deliverability of the development as a whole.
  - 3) Block E shall be built in accordance with the approved plans. The submission in accordance with this condition shall be addressed by committee.
2. A condition that the health centre shall meet a minimum of BREEAM very good standard or equivalent.
3. A condition to ensure that the drop off spaces are not provided and used other than in accordance with an agreed transport management plan.
4. The reasoned justification for the new condition on the Traffic Management Plan be expanded to set out more fully the rationale for the condition
5. The head of terms for the planning agreement be amended to include:
  - 1) Provision for the public use of a route through the development;
  - 2) Implementation of the school travel plan.

Councillor James Barber left the meeting at this time at 10.29pm.

**6.2 LARNACA WORKS, GRANGE WALK, LONDON SE1 3EW (Application reference number 06-AP-2272 )** (See pages 53-59 of the agenda and addendum report pages 6-7)

**PROPOSAL:** *To vary the Section 106 legal agreement for application reference 06-AP-2272 for the demolition of existing buildings and canopy structure and redevelopment to provide three buildings of between five (18m) and seven (24m) storeys in height comprising 1105m<sup>2</sup> of floorspace for either A1, A2, A3, B1 or D1 Use Class and 90 flats (comprising 31 x 1 bed; 49 x 2 bed; 9 x 3 bed; 1 x 4 bed), plus car and cycle parking, amenity and public open space.*

Members heard an officer's introduction on the report and asked questions of the officer.

The applicant and his agent made representations to the committee and answered members' questions.

- RESOLVED:**
1. That the planning committee decided that the existing planning agreement for planning application reference 06-AP-2272 be varied by way of a deed of variation in relation to the following:
    - 1) The reduction in affordable housing requirements in the overall level of affordable housing and a change in the mix of tenures as proposed as set out in paragraphs 7-9 and table 3 in the report.
    - 2) The deletion of a clause restricting an application to the housing corporation for grant funding.
    - 3) The inclusion of clause requiring the developer to enter into a building contract to commence the construction of the scheme within 6 months.
  2. That in reaching the decision the committee noted the following exceptional features applying to this development:
    - 1) The clear six month bounce-back provision in relation to the time period for which the lower level of affordable housing is acceptable.
    - 2) The higher level of proposed social rented accommodation.
    - 3) The position of the scheme within the area of Bermondsey Spa comprehensive development area, and the ability of the scheme and the public realm to act as a catalyst to other development.

The meeting ended at 11.00pm.

**CHAIR:**

**DATE:**