



## **CAMBERWELL COMMUNITY COUNCIL - Planning -**

MINUTES of the Camberwell Community Council held on Thursday 21 July 2011 at 7.00 pm at Southwark Town Hall, Peckham Road, London SE5 8UB

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**PRESENT:** Councillor Norma Gibbes (Chair)  
Councillor Kevin Ahern  
Councillor Stephen Govier  
Councillor the Right Revd Emmanuel Oyewole  
Councillor Veronica Ward  
Councillor Mark Williams  
Councillor Ian Wingfield

**OFFICER SUPPORT:** Vikki Lewis, Planning Officer  
Nick Bradbury, Legal Officer  
Tim Gould, Transport Officer  
Lance Penman, Design Officer  
Peter Card, Building Control Officer  
Beverley Olamijulo, 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 Councillors Peter John and Dora Dixon-Fyle.

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

The following members declared interests in relation to the agenda items below:

#### **Item 6.1 – Land to the rear of 37 and 38 Grove Park, London SE5 8LG application number 11-AP-0757**

Councillor Veronica Ward, personal and non-prejudicial, as she wished to address the meeting in her capacity as a ward councillor.

Councillor Stephen Govier, personal and non-prejudicial as a ward member because the application was in his ward.

**Item 6.2 – Camberwell Green United Reform Church, 64 Grove Lane, London SE5 8SN application number 11-AP-1561.**

Councillor Veronica Ward, personal and non-prejudicial as a ward member.

Councillor Ian Wingfield, personal and non-prejudicial who wished to address the meeting as a ward member.

**Item 6.3 Camberwell Green United Reform Church, 64 Grove Lane, London SE5 8SN application 11-AP-1562.**

Councillor Ian Wingfield, personal and non-prejudicial who wished to address the meeting as a ward member

**Item 6.5 Unit 2, Valmar Trading Estate, Valmar Road , London SE5 9NW application 11-AP-0616**

Councillor Stephen Govier, personal and non-prejudicial as he is a member of the business and partnership of pubs in Lambeth.

**4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to items 6.1, 6.2 and 6.4 - development management 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.

**5. MINUTES**

**RESOLVED:**

That the minutes of the meeting held on 12 May 2011 be agreed as a correct record and signed by the chair.

**6. DEVELOPMENT CONTROL**

**6.1 LAND TO THE REAR OF 37 AND 38 GROVE PARK, LONDON SE5 8LG**

**Planning application reference number 11-AP-0757**

Note: At this juncture Councillors Stephen Govier and Veronica Ward left the meeting and sat in the public gallery for the duration of this item. They did not take part in the discussion or decision.

**PROPOSAL:**

*Variation of condition 2 (approved plans) of planning permission reference 10-AP-1717 dated 29.10.2010 (for 'Erection of 2 two storey single family houses, erection of a one storey single garage, and off- street parking for two cars') to amend the drawings to show basements to be constructed to the two houses.*

The planning officer introduced the report and circulated the site plans. The officer also drew members' attention to the addendum report which contained late comments with regard to this application and had been circulated at the meeting.

The building control officer addressed the meeting and members asked questions of both officers.

The objectors addressed the meeting and responded to questions.

The applicant's agents addressed the meeting and responded to questions from members.

No supporters who lived within 100 metres of the site were present.

Councillor Veronica Ward addressed the meeting in her capacity as a ward member and responded to questions from members.

**RESOLVED:**

That planning permission for application 11-AP-0757 be granted subject to the conditions set out in the report and the additional conditions and informative in the addendum.

Note: At this point Councillor Stephen Govier rejoined the meeting.

**6.2 CAMBERWELL GREEN UNITED REFORM CHURCH, 64 GROVE LANE, LONDON SE5 8SN**

The chair agreed to consider items 6.2 and 6.3 together as they relate to the same site address.

Note: At this juncture Cllr Ian Wingfield left the meeting and sat in the public gallery.

**Planning application reference number 11-AP-1561**

**PROPOSAL:**

*Demolition of existing church building and perimeter hard standing and steel fence and erection of 8 x 3 bedroom apartments in four storey block along Grove Lane, with 3 storey 4-bed house on corner (Use Class C3) and erection of 2-storey church and community hall building on Love Walk (Use Class D1).*

The planning officer introduced the reports and circulated site plans including a revised front elevation which had been submitted by the applicant (revision E). The officer drew Members' attention to the addendum report which contained late comments with regard to both applications.

Members asked questions of the planning officer.

An objector addressed the meeting on applications 6.2 and 6.3.

The applicant's agents and representatives addressed the meeting.

A supporter who lived within 100 metres addressed the meeting.

Councillor Ian Wingfield addressed the meeting in his capacity as a ward member.

All parties responded to questions from members.

The planning officer advised that the recommendation should be changed to 'Grant with Grampian condition' to enable the church further time to complete the unilateral undertaking for a parking permit exemption, the suggested Grampian condition being contained in the addendum.

**RESOLVED:**

That application 11-AP-1561 be approved subject to a Grampian condition, and subject to the revised front elevation (revision E), revisions to condition 19 (to provide sound proofing details prior to construction) and an additional condition requiring details of the access ramp to the front of the building.

Note: At this point Councillors Veronica Ward and Ian Wingfield rejoined the meeting.

**6.3 CAMBERWELL GREEN UNITED REFORM CHURCH, 64 GROVE LANE, LONDON SE5 8SN**

The chair agreed to consider items 6.2 and 6.3 together as they relate to the same site address.

*See item 6.2 for the minute of item 6.3.*

**Planning application reference number 11-AP-1562**

**PROPOSAL:**

*Demolition of existing 1960s brick/concrete church and perimeter hard standing and steel fence, to facilitate redevelopment as proposed under application ref: 11-AP-1561.*

**RESOLVED:**

That Conservation Area Consent for application 11-AP-1562 be granted subject to the

conditions set out in the report.

#### **6.4 GROUND FLOOR AND BASEMENT, 82 - 84 CAMBERWELL CHURCH STREET, LONDON SE5 8QZ**

**Planning application reference number 11-AP-0093**

##### **PROPOSAL:**

*Change of use of part ground and basement from Offices (B1 use) with ancillary uses to a Day Nursery and Place of Worship (D1 use) with the installation of 3 windows to the western flank elevation to the rear.*

The planning officer introduced the report and the circulated site plans. The officer drew Members' attention to the addendum report.

Members asked questions of the planning officer.

There were no objectors present.

The applicant and applicant's agent addressed the meeting.

There were no supporters and no councillors who spoke as ward members.

##### **RESOLVED:**

That planning permission for application 11-AP-0093 be granted subject to the conditions set out in the report.

#### **6.5 UNIT 2, VALMAR TRADING ESTATE, VALMAR ROAD, LONDON SE5 9NW**

Note: At this juncture Cllr Stephen Govier left the meeting and sat in the public gallery.

**Planning application 11-AP-061**

##### **PROPOSAL:**

*Erection of two additional floors to building, 2-storey rear extension, extension at basement level to front of building and refurbishment / remodelling of facades of existing office building (Use Class B1a), all to provide additional office floorspace.*

The planning officer introduced the report and the circulated site plans.

Members asked questions of the planning officer.

There were no objectors present.

The applicant addressed the meeting.

There were no supporters and no councillors who spoke as ward members.

All parties responded to questions from members.

**RESOLVED:**

That planning permission for application 11-AP-0616 be granted subject to the conditions set out in the report.

The meeting ended at 9.35 pm.

**CHAIR:**

**DATE:**