



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 27 March 2012 at 7.00 pm at Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Althea Smith
Councillor Robin Crookshank Hilton
Councillor Jeff Hook
Councillors Dan Garfield (Reserve)
Councillor Mark Williams (Reserve)

OFFICERS Gary Rice, Head of Development Management
Bridin 'O Connor, Development Management
Yvonne Lewis, Development Management
Michael Tsoukaris, Planning Design
Tim Gould, Planning Transport
Nagla Stevens, Legal Services
Kenny Uzodike, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillors Nick Stanton, Kevin Ahern and Darren Merrill. Councillors Dan Garfield and Mark Williams attended as reserves.

Apologies for lateness were received from Councillor Jeff Hook.

2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as voting members.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair informed the committee of the following additional papers relating to item 6 - development management circulated prior to the meeting:

- Addendum report

- The member information pack containing additional photographs and maps
- The National Planning Policy Framework (NPPF) 27 March 2012

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the open section of the meeting held on 28 February 2012 were agreed as a correct record and signed by the chair.

Councillor Jeff Hook joined the meeting at this point at 7.05pm and informed the committee that he had no declarations to make on the items on the agenda.

6. DEVELOPMENT MANAGEMENT

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.

6.1 BURGESS PARK, ALBANY ROAD, LONDON SE5

Planning application reference number 11-AP-3764

Report: See pages 15-39 of the agenda and addendum report pages 1-2.

PROPOSAL:

Clearance of existing area of vegetation, existing inner trees and multi use games area at the corner of the park adjacent to Albany Road and Wells Way. Construction of a National Standard BMX Track and perimeter fencing. The proposal includes the retention of the trees fronting Albany Road and Wells way.

The committee heard an introduction to the report from an officer and members asked questions of the officer.

Objectors made representations to the committee and answered members' questions.

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

Supporters of the application made representations to the committee.

Members 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 in reference to application number 11-AP-3764, planning permission be granted subject to the conditions as stated in the report and draft decision notice.

6.2 EMPIRE WAREHOUSE, 1 BEAR GARDENS, 1 & 2 ROSE ALLEY, LONDON SE1 9ED

Planning application reference number 11-AP-4297

Report: See pages 40-95 of the agenda and addendum report page 3.

PROPOSAL:

Retention and restoration of 1 Bear Gardens and the facade of 1 Rose Alley, and the demolition of all other existing buildings and structures on site to allow the construction of a building up to 8 storeys high with basement (maximum height 24.95m/28.95m AOD) comprising commercial units (either Use Class A1 retail/A2 services/or D1 museum) at ground floor and an apart-hotel (60 rooms/units) at ground to seventh floors (including an ancillary gym), one disabled car parking space, off street taxi drop-off, off street servicing bay, cycle parking spaces, refuse storage, landscaping and associated plant.

Items 6.2 and 6.3 were considered together.

The committee heard an introduction to the report from an officer and members asked questions of the officer.

Objectors made representations to the committee and answered members' questions.

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

Councillor Lewis Robinson made representations as ward councillor to the committee in objection to the application.

Members 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 in the case of application number 11-AP-4297, planning permission be granted subject to the conditions as stated in the committee report and draft decision notice.

6.3 EMPIRE WAREHOUSE, 1 BEAR GARDENS, 1 & 2 ROSE ALLEY, LONDON SE1 9ED

Planning application reference number 11-AP-4298

Report: See pages 96-97 of the agenda and addendum report page 3.

PROPOSAL:

Demolition of Empire Warehouse, Bear Gardens and No. 2 Rose Alley. Facade retention of No. 1 Rose Alley with the remainder of the building demolished. Retention and restoration of 1 Bear Gardens (to allow the construction of a new building of up to 8 storeys high comprising commercial units (either Use Class A1 retail /A2 services /or D1 museum) on ground floor and an apart-hotel (60 rooms) above.

Items 6.2 and 6.3 were considered together (see item 6.2).

The motion to grant conservation area consent was moved, seconded, put to the vote and declared to be carried

RESOLVED:

That in the case of application number 11-AP-4298, conservation area consent be granted subject to the conditions as stated in the committee report and draft decision notice.

6.4 SURREY QUAYS SHOPPING CENTRE, REDRIFF ROAD, LONDON

Planning application reference number 11-AP-4206

Report: See pages 98-155 of the agenda and addendum report pages 2-12.

PROPOSAL:

Hybrid outline/full application for the erection of an extension to the existing shopping centre comprising retail floorspace (approximately 10,564sqm of use classes A1 retail, A2 services, A3 cafe/restaurant, A4 drinking establishments and A5 hot food

takeaways), alterations to the appearance of the existing shopping centre, landscaping, and reconfiguration of part of the existing car parking and associated highway works (full) together with the erection of a single level car parking deck above part of the existing car park, incorporating additional retail floorspace (approximately 450sqm of use classes A1, A2, A3, A4 and A5) (outline)

The committee heard an introduction to the report from an officer and members asked questions of the officer.

Objectors made representations to the committee and answered members' questions.

The applicant made representations to the committee and answered members' questions. A supporter of the application made representations to the committee and answered members' questions.

Councillor Wilma Nelson made representations as ward councillor to the committee in objection to the application.

Members debated the application and asked questions of the officers.

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

RESOLVED:

That in the case of application number 11-AP-4206, having taken into account all relevant considerations including the NPPF, the committee resolved that a split decision be issued granting full planning permission for the extension to the shopping centre (phase 1A), subject to following conditions:

1. The applicant entering into a legal agreement, in the event that the legal agreement attached to the application to extend the shopping centre (phase 1A) is not entered into by 30 March 2012 then the head of development management be authorised to refuse planning permission for the reasons set out in paragraph 133 of the committee report.
2. The conditions as stated in the committee report and the amended draft decision notice as stated in the addendum report.
3. That planning permission for the outline for the car park deck with 450sqm of retail floorspace (phase 1B) be refused for reasons as stated on the amended draft decision notice in the addendum report.

6.5 126 SPA ROAD, LONDON SE16 3QT

Planning application reference number 11-AP-0164

Report: See pages 156 to 188 of the agenda.

PROPOSAL:

Erection of a building ranging between 4 and 7 storeys in height, comprising 46 residential units, including a housing mix of 11 x 1-bed, 26 x 2-bed, 5 x 3-bed and 4 x 4-bed units, 12 car parking spaces, cycle parking for each unit and associated landscaping. (AMENDED SCHEME: alterations to housing tenure mix (8 affordable rent units proposed) and minor design amendments including timber privacy screening to balcony on south elevation).

The committee heard an introduction to the report from an officer and members asked questions of the officer.

An objector made representations to the committee and answered members' questions. The applicant made representations to the committee and answered members' questions.

Members 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 in the case of application number 12-AP-0164, planning permission be granted subject to the following:

1. The conditions as stated in the committee report and the draft decision notice.
2. That condition 1 in the draft decision notice be amended to read "The development hereby permitted shall be begun before the end of **15** months from the date of the permission".

7. VALENTINE PLACE CONSERVATION AREA

Report: See pages 189 to 234 of the agenda.

The committee heard an introduction to the report from an officer and members asked questions of the officer.

RESOLVED:

1. That the Valentine Place Conservation Area and boundaries be designated as shown in Appendices 1 and 2 to the committee report.
2. That a public consultation with local residents and businesses, be carried out by council officers, to obtain their view on the conservation area appraisal and boundaries for the Valentine Place Conservation Area and a report be made back to the committee.
3. That the equality impact assessment be noted.

The meeting ended at 10.25pm.

CHAIR:

DATED: