

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 18 October 2011 at 7.00 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Althea Smith
Councillor Robin Crookshank Hilton
Councillor Jeff Hook
Councillor Darren Merrill
Councillor Nick Stanton
Councillor Sunil Chopra (Reserve)

OTHERS: Simon Bevan, Interim Head of Planning and Transport
Yvonne Lewis, Development Management
Michael Tsoukaris, Development Management
Tim Gould, Development Management
Rob Bristow, Development Management
Suzan Yildiz, Legal Services
Virginia Wynn-Jones, Constitutional Team

1. APOLOGIES

Apologies were received from Councillor Neil Coyle. The chair informed the committee that Councillor Sunil Chopra (reserve) was attending on behalf of Councillor Coyle.

2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

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

There were none.

The chair informed the committee of the following additional papers circulated prior to the meeting:

- Addendum Report relating to item 6 – development management items
- The member information pack of additional photographs and maps also relating to item 6.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

Committee 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.

5. DEVELOPMENT MANAGEMENT

5.1 THE BELL, 57 WEBBER STREET, LONDON SE1 0RF

Planning application reference number 11-AP-1107

Report: See pages 8-31 of the agenda.

PROPOSAL:

The erection of a five storey building on the site of the former public house, comprising of an office unit (Class B1) on the ground floor with cycle and refuse storage and the provision of 3 one bedroomed flats and 5 two bedroomed flats on the upper floors, together with the provision of terraces on the front and rear of the building.

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

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

A motion to grant planning permission was moved, seconded, put to the vote and was declared to be carried.

RESOLVED:

That in reference to application number 11-AP-1107, planning permission be granted subject to a unilateral undertaking to change the traffic management order to prevent future occupiers of the property from obtaining parking permits.

5.2 2-10 STEEDMAN STREET, LONDON SE17 3AF

Planning application reference number 11-AP-0868

Report: See pages 32-88 of the main agenda and pages 1-4 of the addendum report.

PROPOSAL:

Demolition of existing building and erection of a part 8 / part 9 storey (maximum 29.79m high) building comprising 1,308 sqm of commercial floorspace (Classes B1 office / B8 warehouse and storage / A1 retail) and 28 cluster flats and 4 studios (total 221 bedrooms) for student accommodation with ancillary facilities, refuse and cycle storage, public walkway and associated public realm works.

The committee heard an officer's introduction to the report 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 ward member, Councillor Neil Coyle, made representations to the committee and answered members' questions.

A motion to defer planning permission was moved, seconded, put to the vote and was declared to be carried.

RESOLVED:

That planning application 11-AP-0868 be deferred to a later meeting in order to ensure the applicant enters into an appropriate section 106 agreement, with defined heads of terms.

6. PECKHAM HILL STREET CONSERVATION AREA

An officer introduced the report. Members had questions for the officer.

A motion to agree the recommendations on the report was moved, seconded, put to the vote and was declared to be carried.

RESOLVED:

1. That planning committee notes that the area shown on the plan at Appendix 1 is of special architectural or historic interest and supports the designation of the Peckham Hill Street Conservation Area and the adoption of the Peckham Hill Street Conservation Area Appraisal.
2. That planning committee notes the responses from the Peckham Community Council and the results of the public consultation to designate Peckham Hill Street Conservation Area.
3. That the Peckham Hill Street Conservation Area, as amended following consultation, be designated, and that the conservation area appraisal be fully adopted.

7. RYE LANE PECKHAM CONSERVATION AREA

An officer introduced the report. Members had questions for the officer.

A motion to agree the recommendations on the report was moved, seconded, put to the vote and was declared to be carried.

RESOLVED:

1. That the planning committee notes that the area, shown on the plan at Appendix 1 is of special architectural or historic interest and supports the designation of the Rye Lane Peckham Conservation Area and the adoption of the Rye Lane Conservation Area Appraisal.
2. That the planning committee notes the responses from the Nunhead and Peckham Rye and Peckham Community Councils and the results of the public consultation to designate Rye Lane Peckham Conservation Area and the revision to the Holly Grove Conservation Area boundary.
3. That the Rye Lane Peckham Conservation Area, as amended following consultation, be designated, and that the conservation area appraisal be fully adopted.

The meeting closed at 10.25pm.

CHAIR:

DATED: