



Planning Committee

MINUTES of the Planning Committee held on Tuesday 5 July 2016 at 5.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Lorraine Lauder MBE
Councillor Samantha Jury-Dada
Councillor Ben Johnson (Reserve)
Councillor Hamish McCallum
Councillor Michael Mitchell
Councillor Darren Merrill
Councillor Jamille Mohammed

OFFICER SUPPORT: Simon Bevan, Director of Planning
Jon Gorst, Legal Representative
Bridin O'Connor, Group Manager, Strategics Team
Victoria Lewis, Team Leader
Laura Hills, Senior Planning Policy Officer
Christian Loveday, Principal Transport Planner
Victoria Foreman, Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillor Adele Morris. Councillor Ben Johnson attended as a reserve on behalf of Councillor Morris.

2. CONFIRMATION OF VOTING MEMBERS

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

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

The chair gave notice of the following additional papers which had been circulated at the meeting:

- Addendum report relating to agenda item 6.1
- Members pack relating to agenda item 6.1.

The chair also notified the committee of a variation to the order of business. Item 7 would be considered before item 6.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Jamille Mohammed declared a non-pecuniary interest in item 6.1 as he was a ward councillor, and had met with objectors to the application, but had not expressed any views. Councillor Mohammed was not required to withdraw from the meeting during consideration thereof.

5. MINUTES

RESOLVED:

The minutes of the meeting held on 25 May 2016 were agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

- i. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda be considered.
- ii. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
- iii. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

7. FLOORS -1 TO 6, PECKHAM CENTRE MULTI STOREY CAR PARK AT 95A RYE LANE, LONDON SE15 4ST (MONCRIEFF PLACE)

Planning application reference 16/AP/1551

Report: see pages 12 to 41 of the agenda and pages 1 to 4 of the addendum report.

PROPOSAL

Change of use of floors -1 to 6 of the multi-storey car park to provide a mix of uses including workspaces, workshops, event spaces and cafe/restaurant uses.

The committee heard an officer's introduction to the report.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant addressed the committee and answered the committee's questions arising

from their submission.

The committee heard representations from a supporter of the application who lived within 100m of the development site, and asked questions of the supporter.

The committee debated the application and asked further questions of officers.

A motion to grant planning permission was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

That planning permission be granted, subject to conditions set out in the report and addendum report, and the following additional and amended conditions:

1. Amended hours of use condition: The uses hereby permitted shall only operate between the following hours:

Levels/use	Hours
- 1 (event space, class D2)	10am to 11pm daily - save that for 1 year from the first use of this space (such date to be notified to the Council in writing and in advance) it may be used from: Sundays 10am to midnight Mondays to Saturdays 10am to 1am *.
1 – 2 (studios and workshops, class B1)	<u>Studios</u> – 24 hour use, 7 days a week <u>Workshops</u> (including ceramics, printing, laser cutting) – 8am to 9pm daily.
3 - 4 (studios and workshops, class B1)	<u>Studios</u> – 24 hour use, 7 days a week <u>Workshops</u> (including photography studios, dark room, editing and rehearsal studios) – 8am to 9pm daily.
5 - 6 (studios, café, restaurant, bars, event space (A3, A4, D1, D2)	Studios - 24 hour use, 7 days a week <u>Café / restaurant / bar / event space</u> 8am to 11pm daily - save that for 1 year from the first use of this space (such date to be notified to the Council in writing and in advance) it may be used from: Monday to Wednesday 8am to midnight Thursday to Saturday 8am to 1am* Terraces 8am to 10pm daily.

*At the end of 1 year of operation, these uses shall cease at 11pm daily, with all patrons off-site by 11.30pm, unless planning permission has been granted for any change or variation to the hours of use.

2. Additional condition: That with the exception of use as a place of worship which

shall not be permitted, the 'event space' at level 5-6 shall only be used for purposes falling within class D1 of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders).

3. Additional condition: That notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order (including any future amendment of enactment of that Order) the amount of floorspace for each of the consented uses shall be in accordance with the planning application form, and no change between the various uses shall be permitted without the written approval of the Local Planning Authority to whom a planning application shall be made.
4. Amended condition 5: That all spaces within the building to be used for class D2 purposes shall be insulated in accordance with the Environmental Noise Survey and Noise Impact Report (reference 22938/ENS1 Rev 1) which shall be carried out and provided before the use hereby permitted is commenced, and those sound insulation works shall thereafter be retained for the duration of the use. Windows and doors to the D2 event space at level -1, 'noisy' workshops at levels 1-2 and D2 dance studios at levels 5-6 shall remain closed when these uses are in operation. Noise levels from the proposed development including from any plant noise shall be 10dB or more below the lowest background noise level at 1 metre from the nearest noise sensitive window.

8. NEIGHBOURHOOD PLANNING - APPLICATIONS TO DESIGNATE THE ELEPHANT AND WALWORTH NEIGHBOURHOOD FORUM AND A NEIGHBOURHOOD AREA FOR WALWORTH

RESOLVED:

1. That the two applications (Appendices A and B) for the designation of the Elephant and Walworth Neighbourhood Forum ('EWNF') and the designation of the Walworth Neighbourhood Area (Appendix C), with reference to the criteria set out in the council's neighbourhood planning decision making report dated 4 September 2012, be noted.
2. That the consultation dates on the forum and area application from 15 June to 27 July 2016 be noted.

The meeting finished at 7.00pm

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CHAIR:

DATED: